

36 Maryton Lane, Marysville, Vic 3779

 buymyplace

House For Sale

Thursday, 2 January 2025

36 Maryton Lane, Marysville, Vic 3779

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 5 m2

Type: House



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1300289697

\$1,250,000 – \$1,350,000

Phone Enquiry ID: 225380 Just over 12 acres (5.08ha) situated in a beautiful valley with scenic views that has the Steavenson River running alongside. There are 4 acres of lakeside gardens with its native birdlife, beside a serene lake stocked with trout. The river frontage paddock provides a spacious rural setting, along the laneway entrance. Property sale of Maryton Park Country Cottages is currently operating as a popular accommodation lifestyle business and is just a five minute drive from the Yarra Valley town of Marysville and 30 minutes to the top of Lake Mountain Alpine Resort and nearby popular nature based tourism attractions. It is a rare property with its established gardens that has been owned and operated by the same vendor for over twenty years. The sale of this property being offered would be inclusive of the business and available as a walk in, walk out sale. THE HOME Maryton Park residence is a delightful country brick home with an open plan living area with a central wood fire as well as hydronic heating throughout. The newly renovated bathroom has quality fittings including deep bath and the home consisting of 3 bedrooms and study (or 4th bedroom) that has a main bedroom with walk-in robe. The rooms for reception and storage are suitable to become an office or studio workshop. ACCOMMODATION The business offers 3 beautifully presented country cottages of two bedrooms and 1 boutique studio with private balcony, each with own guest car parking, spaciouly set apart in own aspect and privacy of the residence with stunning lakeside garden and mountain views. These 4 listings are permanently available through out the year and have a winter peak season, that receives excellent feedback with up to 4.9 star rating and reviews on Airbnb. KEY PROPERTY FEATURES: * Multiple income streams across accommodation, catering and hobby farming.* Accommodation of 4 x self contained cottages enjoying excellent occupancy rates during peak times and fully furnished and all feature wood heating.* Holiday accommodation let for 7 x one bedroom cottages.* Commercially equipped kitchen suitable for catering and events.* Uniquely established garden and lake with rural setting beside river.* Front river flat paddock suitable for livestock.* Located within a very popular tourism region all year round for nature and snow tourism.* Shedding and secure storage with 2 shipping containers for plant and equipment.* Only 2 hours to Melbourne CBD. This property is a unique tree change opportunity in an established set up that is ready to pivot in growth. There continues to see short stay booking growth, attracting many travellers who stay to enjoy a wellness element to their trip with our tranquil surroundings, abundant bird life, that will immerse themselves in nature and outdoors with fly fishing, snow play and the many local waterfalls attractions. Further opportunities for special event catering in the commercial catering kitchen that is separate from the house or further business hospitality development opportunities. Private sale of this property is being offered as the vendor, opting to step away from the old-fashioned real estate model. Selling without an agent is a transparent process and with all the legal documents are supported for a genuine sale. BOOK AN INSPECTION Inspections are welcome and can be arranged directly with the owner. The opportunity to discuss the property confidentially and assist an interested buyer with open knowledge and experience of running the property and offer any hand over assistance. Additional property information is available to interested parties by email.