

**389 Buttercup Road, Merrijig, VIC, 3723**

Nutrien Harcourts

## House For Sale

Tuesday, 19 November 2024

389 Buttercup Road, Merrijig, VIC, 3723

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## COUNTRY ESCAPE IN MERRIJIG

OPEN HOME THURSDAY 21ST DECEMBER 10AM - 10:45AM

Escape to the peaceful beauty of Merrijig's most desirable address, Buttercup Road. This spacious 3-bedroom, 2-bathroom character filled home is set on 3000m<sup>2</sup>. This gently sloping block is well fenced and has plenty of space to enjoy.

The weatherboard home features a spacious living area, a well-appointed updated kitchen, and a lovely outdoor deck where you can relax and enjoy the surrounding rural landscape. This property offers endless potential for those with a vision. If you're ready to roll up your sleeves and create your dream home in a tranquil country setting, this is the one!

- With a bit of TLC and a fresh coat of paint, this home can truly shine.
- Light and bright interior with high ceilings allows light to flood in.
- Updated kitchen with electric appliances and great storage.
- Separate lounge with Euro fireplace, double french doors leading to deck.
- Generous sized master with walk in robe and shower ensuite.
- Two further carpeted bedrooms with built in robing, sash windows.
- Updated central bathroom, separate WC, laundry with good storage.
- Fenced 3000m<sup>2</sup> block, space for gardens and even a few animals.
- Solid shed 9m x 10m with mezzanine, concrete floor, power and water.
- Well established orchard with abundant stone fruits over summer.
- The road is well screened with native trees and shrubs.
- Feature trees offer generous shade in the summer months with an amazing transition of colour each Autumn.

This is the perfect opportunity for renovators or first-home buyers looking for a project with significant upside. The home requires some work, but the bones are strong and the location is unbeatable, just a short drive to stunning Mansfield and surrounding Alpine region.