

**10 Forest Street, Trentham, Vic 3458**



**House For Sale**

Monday, 20 May 2024

10 Forest Street, Trentham, Vic 3458

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 8439 m2**

**Type: House**



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**\$1,800,000**

Set on over 2 acres in the Trentham township and within an easy walk of the Wombat State Forest, ARIA offers all the comforts of contemporary living. This immaculately maintained residence boasts an array of premium features, offering an unparalleled lifestyle amid the tranquil beauty of its surroundings, meandering pathways and landscaped garden park land with a selection of indigenous plants and trees. Built over 20 years ago, this architect designed home is the outcome of dedication, passion and vision to move away from the ordinary and traditional to showcase that living in a rural setting can be enhanced through innovative design and consideration for the environment. With passive solar orientation to optimise the northern sun, all rooms are bright, flooded with natural light and have exceptional views across a natural spring-fed lake and wetland with seamless access to the four spacious timber decks. A welcoming entrance hall leads to the accommodation wing of three bedrooms and two bathrooms and hallway with floor to ceiling built-in cupboards and book cases. This is complemented by an inspirational entertaining wing including the open plan living and dining, kitchen and alfresco entertaining deck. This is a great spot from which to enjoy the seasonal changes to the garden and the native wildlife. The kitchen has ample bench space, Smeg gas cooktop and wall oven, Miele dishwasher and a large walk-in pantry incorporating the refrigerator and microwave. The generous master bedroom wing is east-facing to capture the morning sun, with a separate entrance onto a large private deck, walk-in robe and private ensuite. Bedroom two is extremely spacious, incorporating a built-in desk and also has a private deck. Bedroom three has a mezzanine floor for additional sleeping space, built-in bookshelves, and has the flexibility to be used as an office space or studio. It also has access to a deck. Both these bedrooms are serviced by the central bathroom. The large separate laundry has ample floor to ceiling storage cupboards, pulley controlled drying rack, under-bench space for washing machine and dryer, mud room facilities and access to the clothes line area. The layout of the residence would allow the addition of further north facing accommodation. The property includes a large, single carport, a workshop with concrete floor, power and lighting, an undercover woodshed and additional parking spaces for at least six vehicles. A well designed vegetable garden contains raised beds, a garden shed and propagation bench. At the west end of the property is another entertaining area, overlooking the treed island within the lake. With an approved planning permit in place for a sub-division of approximately 1000m<sup>2</sup>, the property offers the opportunity for extended family accommodation. The potential also exists for further subdivision. All town services are available at the boundary. Key features:

- Hardwood Ash flooring throughout living areas and entrance hall
- Woollen loop pile carpet in the bedrooms and hallway
- Floating 2.85m ceilings
- Sashless double hung Shugg windows
- Ducted heat transfer system to master bedroom wing
- Block out roller blinds on windows
- Two reverse cycle split systems
- Masport woodfire heater in the living area
- Solar hot water system with electric boost
- Mobile phone and wireless NBN internet access
- Mains water, sewerage and power

The property is private, within a quiet neighbourhood and an easy walk to the town, school and medical centre. Around 60 minutes from Melbourne by car or fast train from Woodend and 40 minutes to Tullamarine airport.