

**105 Shepherd Road, Batesford, Vic 3213**



**Acreage For Sale**

Friday, 10 May 2024

105 Shepherd Road, Batesford, Vic 3213

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1 m2**

**Type: Acreage**



Aisha Coe

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**\$2,550,000 - \$2,750,000**

This is an unrivalled opportunity to purchase three acres (approx.) of commanding, never-to-be-built-out views of Batesford. Basalt Ridge comprises a portfolio of three unique spaces. The Residence, The Gatehouse and The Hideaway, offering a mixture of inter-generational living or income-generating possibilities. The Residence is custom-designed with three beds, two baths and a double garage with EV charging provision on a separate phase of this three-phase, gigabit FTTP-connected home. The burnished concrete floors, premium wool carpets and double glazing throughout create a perfect atmosphere all year round. An entertainers kitchen with four-metre island bench, dual-zone 120 bottle Vintec wine cellar, integrated Bosch appliances including 900mm induction cooktop, combi oven, steam oven, integrated fridge freezer and dishwasher. Providing comforts of automation and thermal efficiency with 'smart' light switches and power points alongside three-metre high ceilings to capture passive solar heating. This home presents captivating views of the Moorabool Valley beyond a north-facing courtyard with calming water features, integrated entertainers deck, fire pit and a south-facing enclosed garden area. The Gatehouse is a one-bed, one-bath, two-car architecturally designed and accessible living space edging out into the Moorabool Valley. With a north-facing balcony providing serene country vistas and a south-facing deck it is double-glazed and includes separate laundry facilities, 8kw solar system and EV charger provisioning. The Hideaway is a five-meter bell tent providing a full secluded glamping experience with a separate access track and currently ranked in the top 1% of eligible listings on Airbnb. Basalt Ridge offers an exceptionally peaceful and private lifestyle with panoramic views set on one of the highest points in Batesford. It is complemented by an undercover alfresco area with heating, private spa and open patio area with views of the Viaduct and a total of five separate fire pit areas, each offering unique vantage points of the surrounding natural environment. - Two separate dwellings, fully functional glamping setup - Two separate solar systems 7kw & 8kw - One 6kw battery and electric car charger - Main residence bathroom with underfloor heating - 35,000L water tank and spa - The Gatehouse returns up to \$400 per night - The Hideaway returns up to \$330 per night - Split system cooling both dwellings - Elevated position on three acres