

# 12 Emery Track, Glenpatrick, VIC, 3469

## Sold Rural

Friday, 12 May 2023



12 Emery Track, Glenpatrick, VIC, 3469

**Bedrooms: 5**

**Bathrooms: 2**

**Type: Rural**



Heathcliffe Teal

0354653087

**COMPLETELY UNIQUE and SECLUDED: 17 acres (approx)**

Located on a hillside in Glenpatrick overlooking a treed valley, this property consists of 2 mud-brick buildings built 1979-'81 in a European style. FEATURED IN BOTH: open internal ceilings, mezzanine bedrooms and slate floors. In total 5 bedrooms, bathroom with bath/shower, separate toilet. Each has living /dining area, (OFP) and the front building has a full kitchen - kitchen facilities in the second building. Here the drama is on show with a full billiard table, a wine cellar and a more than substantial OFP. Stunning leadlight windows are scattered throughout and a central garden area separates both buildings. Views outward are amazing and a rushing creek can be heard below. SOLAR POWER SYSTEM: stand alone with 1.8kw inverter supplied by 2 x 100Ah Lithium batteries, charged by approx 900 watts solar array, backed up by a 5KVA generator. This removed world is full of bird life, bees, wildlife and the like - words can't convey the charm and draw of this property. INSPECTION STRICTLY BY APPT WITH AGENTS. Note: driveway located 1km from Glenpatrick Picnic Ground