

13 Henley Road, Glenrowan, Vic 3675



Acreage For Sale

Sunday, 12 November 2023

13 Henley Road, Glenrowan, Vic 3675

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 8093 m2

Type: Acreage



Brett Goodwin
0357212014

\$985,000

This property marries a spacious, modern and sustainable home with a beautiful native garden alive with vibrant birdlife. It is located in the much sought after Hamilton Park Estate at the foot of the Warby Ovens National Park - a short drive from Glenrowan and Wangaratta. A unique, light filled home, this 3 to 4 bedroom house was architecturally designed to be comfortable, energy efficient and beautiful. The house faces North with large double-glazed windows and cathedral ceilings that make the most of winter sun and fill the house with light. Thanks to the double glazing, highly insulated external walls and internal thermal mass, the house uses little energy to maintain thermal comfort. The spacious cathedral ceiling living and dining room is immediately welcoming and homely, with an open-plan kitchen that includes a walk-in pantry, ample bench space and storage. A new oven, dishwasher, double sinks and a gas stove complete the practical kitchen. The living space looks onto the vibrant native garden and opens up to a wrap-around veranda and entertaining area. The master bedroom is of luxurious proportions, with an ensuite bathroom, built-in robes and attached store room that will easily be turned into a walk-in robe. At the back of the house are two additional well-sized bedrooms with robes, light-filled and looking out onto the garden. A separate bathroom and a laundry complete the layout of the main home. Just outside the main home, a separate room that has been used as an art studio would be perfect for a home office, additional guest room or craft room. The garage offers one car space and includes workbenches and shelving for a workshop. The property includes garden sheds and a chook run. It has established fruit trees and an organic veggie patch. Removed from the road, set in a 2 acre vibrant native garden and with parkland on three sides, the house combines privacy and seclusion with the benefits of having a local community and amenities nearby. Hamilton Park is a welcoming community with common bushland, tennis courts, a community barbeque area and more. It is backed by the Warby Ranges National Park and only a 5 minutes drive from Glenrowan and 15 minutes from Wangaratta, with schoolbus pick-up at the end of the driveway.

3 bedrooms (incl. master with ensuite and WIR) 1 home office / studio / additional bedroom 2 bathrooms 2 acres

Features: Reverse Cycle Air heating and cooling Double glazing Rooftop solar (5kw) Wood fireplace with oven Ceiling fans throughout Heatpump hot water system Large rainwater tank (at least 100 000L) Native garden and birdlife Established vegetable garden Outdoor entertainment area Garage + workshop Garden sheds