

# 145 Leversha Road, Harcourt, Vic 3453



## Sold Acreage

Friday, 15 September 2023

145 Leversha Road, Harcourt, Vic 3453

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 22 m2

Type: Acreage



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**\$1,375,000**

A character rich, beautifully crafted, architectural Octagonal Mudbrick home. Features include arch windows and natural light filled central atrium. Located on the western ridge of the picturesque Harcourt Valley amidst 56 acres of productive and treed grounds. With 8-sided accessed verandah to enjoy the views from every angle, this home is one not to be missed. The property is designed with a passive solar approach and offers a sustainable living opportunity with multiple orchards, including a large wire-netted orchard. There are 12 raised garden beds with sprinkler watering system, almond trees, cherry, pear, plum, quince, 2 large mulberry, lemon, orange, lime, grapefruit, peach, apples and much more. This north facing all-weather home has timber ceilings, large picture windows, 4 bedrooms with robes, 2 living areas, open and combustion wood fireplaces, a beautiful timber kitchen with modern appliances and a stylish Waterford wood burning cook oven. A large laundry and bathroom are included in the wonderful floorplan. The home is surrounded by lawns, with opportunity for outdoor family gatherings, and a children's playground. Also situated next to the home is a private 3-year-old modular home with ensuite, WIR, kitchenette, living area, reverse cycle, internet, TV reception and front verandah overlooking Leanganook (Mt Alexander). There is extensive wildlife which is simply magical and includes wallabies, echidna, tiny ring tail possums, kangaroos and many species of birds. Or just simply just take in the view of Mount Alexander or the beautiful gardens in its foreground. The infrastructure of this property is extensive and there is no stone unturned. It includes a fully automated irrigation system on raised vegetable beds, 2 bores, 3 dams and two 100,000 litre water tanks. Outbuildings include a large 16x8m machinery shed/workshop, that includes potential office rooms, with adjoining 16x6m open work area perfect for a home-based business with 2-car carport. Safety/fire bunker w/ toilet/basin & 40,000lt fire tank. The house and shed have fire sprinkler systems on roof and under verandas, with 4 hose stations. The property also runs a 15kw solar panel system with a 5kw Tesla battery, regularly producing 12kw, with grid connection and blackout off grid safety switch. The hot water is also run on Sola. Located 4km from the centre of the growing township of Harcourt, 10km from Castlemaine, 25km from Bendigo, approx. 1.25 hours from Melbourne via easy access to Calder Hwy in every direction you take. Harcourt boasts a primary school, kindergarden, café, local produce store and nationally renowned mountain bike trails. This wonderful country property combines space, style, panorama, and a beautiful sustainable lifestyle. This is your one and only chance at a self-sufficient lifestyle to live better and lighter.