

**16 Hands Road, Kalorama, VIC, 3766**

**Sold House**

Saturday, 24 June 2023



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**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**

## Ranges Hilltop Haven That's Out of The Ordinary

An extraordinary home that presides above the rest – nestled amongst the treetops, you'll discover ever-changing vistas that inspire and delight with every passing moment of every season.

Oh, to be so lucky to call this sanctuary home!

A one of a kind, inspiring residence set across two levels with an adaptable floorplan that fulfils your every desire, highlighted by soaring cathedral ceilings lined in timber with solid Oregon beams and rafters and expansive living and entertaining spilling out to alfresco areas where the smell of eucalypt wafts with the breeze and the sweet sound of birdsong embraces you in a sense of peace and tranquility you just won't find anywhere else.

Offering considered design, superior structural integrity and sustainability inclusions such as Hebel block to the second level, Envirosep system and superior solid concrete walls on the lower level ensuring the design of this home results in amazing acoustics and soundproofing.

Perfectly placed as a forever home with the flexibility for an artist's studio, weekender or bed and breakfast accommodation with three bathrooms 2 of which are ensuite. Ready to move in now and plan your future.

Outside you've got an enchanted forest garden to call your own. Meander, stop a while, discover a favourite space and just get lost in your own piece of paradise. Mother Nature thrives on this abundant 1185m<sup>2</sup> garden allotment, all you have to do is sit back and enjoy her handiwork!

Pop on the Teskey Brothers and grab yourself a red...you're home.

### YOU'LL LOVE...

- Fresh strawberries from Strawberry Fields only 8 min drive
- Insta-worthy snaps at Burke's Lookout
- Kalorama Post Office – why you ask? Just the best pies in the Southern Hemisphere!
- Being surrounded by a vibrant local community abundant in cafes, eateries including Cognoscenti, Storehouse Roastery, Pig & Whistle Tavern
- Hahndorf's chocolate factory for the best treats and hot chocolate
- Olinda old golf course for dog walking
- Sooki Lounge featuring variety of well known musical acts / bands

### LOCAL'S SECRET...

- Alfred Nichols garden and lake – home of the hidden wanderlust picnic spot!