

170 Greens Road, Main Ridge, Vic 3928

KAY & BURTON

Sold House

Saturday, 11 November 2023

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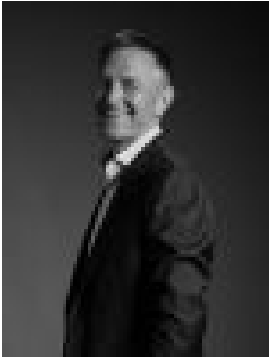
Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 20 m2

Type: House



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Contact agent

"Boogoolum" is a one-of-a-kind eco property secluded on a private and pristine 49.5 acres (approx.) and completely encompassed by Greens Bush, Mornington Peninsula National Park comprising some 4,400 acres. A six bedroom three bathroom craftsman built residence is woven into the natural magnificence of the bush setting that reveals large areas of wetlands, hundreds of mature grass trees some dating back more than 600 years, heathlands, scenic lake with studio and a system of structured walking trails with gates into Greens Bush and the Mornington Peninsula National Park with walking tracks through to Cape Schanck. Teeming with diverse flora and fauna, the unique and important eco system that is found here is protected under a Covenant with Trust for Nature Victoria creating a spellbinding property to coexist with the abundant wildlife and birdlife including koalas, kangaroos, swamp wallabies, parrots, eagles and hundreds of other species which frequent daily. The simplicity and beauty of nature is reflected in the purity of the single-level residence with its natural finishes and glorious views from every room. Expanses of glazing and seamless access to extensive decking ensures that the house and the bush are interwoven with vibrant views, the changing daylight, sounds of nature and the seasonal variations. A five bedroom wing is bunkered into nature with beautiful outlooks from every room and includes one bedroom with ensuite, and four bedrooms with easy access to a main bathroom with shower and bath and with a separate toilet. The main bedroom is tucked away at the opposite end of the house complete with a walk-in robe and ensuite. An array of living spaces provides extensive room to live and entertain and includes two light-filled living zones opening to a stunning north-west facing entertaining deck, a central kitchen with a freestanding Smeg stove with a six burner cooktop, study, and rumpus room. Additional features include a mud room and very generous laundry with 4th toilet, wood combustion fireplace and split system heating and air conditioning, and built-in outdoor BBQ with the option for wood or gas operation. Paradise for bush lovers and conservationists, Boogoolum's status as a Trust for Nature Victoria Covenanted property ensures the protection of native vegetation and fauna whilst attracting land tax exemptions. The property includes a large, powered workshop and plentiful rainwater tank storage including a 5 metre deep lake providing an abundant supply of water and is also attractive for short term guest accommodation, or a yoga or corporate retreat with a separate office with staff area. Tucked away in total seclusion, yet mere minutes from all major attractions, "Boogoolum" is centrally located to everything the Mornington Peninsula has to offer including Red Hill Village, Rosebud, Main Ridge and Flinders, while being a short drive from bay and surf beaches, hot springs, the Hinterlands gastronomic food trail, restaurants, wineries, boutique breweries, golf courses and Peninsula Link. Only an hour's drive from Melbourne, "Boogoolum" balances both an incredible location and total escapism with unrivalled serenity and seclusion. <https://boogoolum.com.au/>