

185 ROYS ROAD, Budgeree, Vic 3870



Sold Lifestyle

Friday, 27 October 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 2 m2

Type: Lifestyle



David Tree

Contact agent

With the ever-increasing cost of household power, it's refreshing to find a home that offers you a unique lifestyle offering financial relief from ever having to pay for electricity again. With the installation of an efficient modern off grid system producing a whopping 6.3kw, connected to 21 roof top solar panels that harness the sun's energy, then battery stored for later use. An underground service cable still exists and can be reconnected to base load power if required. However, don't judge this property by its "off grid" status. Rather an opportunity to live a quiet and unique self-sufficient lifestyle that's purposely designed and driven by the concept of producing and preserving its own food in a sufficient and self-sustaining way. Once considered a radical way to live, the pick for yourself and not from a supermarket shelf, has become more mainstream as people look towards cutting household expenditure. And halving household expenditure is something this home does extremely well. What the owners have achieved here is truly remarkable. Their seasonal gardens produce a plethora of fresh organically grown food that's sourced from a wide variety of stone fruits, berries and just about every known vegetable. Drought resistant - the property has an ever-reliable permanent spring fed dam. Large volumes of rain water are captured, stored in bulk water tanks for later use. Installed gravity fed water outlets selectively positioned make for easy and effortless watering. A small permanent mountain stream runs through part of the property. As for the home? Well, it sits perfectly positioned, elevated into the beautiful hills of "Budgerie" where the owners are privileged to some of the most stunning and relaxing views this part of the country has to offer. Solidly built, the interior offers you and your family ample space to congregate or separate. At your disposal is a large kitchen meals area. With a full Laminex bench top, doors and drawers a walk-in pantry, in wall double gas oven and gas hotplates, a stainless steel rangehood and dishwasher means making delightful culinary meals from your own fresh garden produce easy and effortless. Off from the kitchen is the large lounge, dining room where your whole family can come together, kick back and enjoy the views from the big windows that capture the peaceful rural surround that is "Budgerie" Sleeping arrangements puts the kids in any one of 3 bedrooms, each have built in robes, plus at the opposite end the master suite with walk in robe and ensuite means you are well away from the kids and have complete privacy. For all year-round heating and cooling comfort, this home is punching well above its weight. Take the free-standing cast-iron wood heater for example. Its dual purpose not only distributes beautiful radiant heat but also works as a gourmet cooker/oven. And believe us you've never eaten a roast until you've eaten a roast and all the trimmings out of this oven. The wood heater will also heat your pots and your billy for that perfect cuppa. But there's more! This heater will also provide you with an alternative low-cost heating solution. Simple but super effective, the hydronic heating provides warmth targeted to specific rooms. Full length, front and rear 6-foot-wide verandahs keep the hot summer sun at bay, but let in the warmth of the winter sun. Labour earns reward, and over a 14-year period the very proud and dedicated owners using their bare hands have toiled the soil, all the while forging and establishing something very special along the way. This is an enviable lifestyle folks, that many will seek, few will find and fewer will follow. There is evidence everywhere of the owners unwavering commitment to creating an alternative cost-effective lifestyle. A large garage includes 3 open air machinery bays and large workshop area with power and concrete floor. Your living amongst friends in Budgerie, a community of "good people" where one another come to the aid of another. Your living amongst friends in Budgerie a community of good hearted folks where one another come to the aid of the other. And every Thursday morning, the Budgerie Hall which is just up the road has a "Budger Tea", which is a lovely time for catching up with your community. A school bus passes right by the front gate servicing the Boolarra Primary School, Mirboo North Primary and Secondary Schools. Travel time is just 25 minutes into the rural cities of Morwell and Traralgon.