

**215 Tooborac Baynton Road, Tooborac, Vic 3522**



**House For Sale**

Tuesday, 21 May 2024

215 Tooborac Baynton Road, Tooborac, Vic 3522

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 32 m2**

**Type: House**



Kim McQueen  
0417116657



Ashleigh Sillar  
0417116657

**\$2,000,000 - \$2,200,000**

In the heart of Tooborac lies a unique, modernist home, a testament to architectural brilliance merged with a landscape that transcends ordinary beauty. Spanning approximately 32.38 Ha (80 acres) of land marked by ancient rock formations that suggest a playful giant's pastime, this early 80s masterpiece by David Maughan, a protégé of the famous Robin Boyd, captures a lifestyle unlike any other. Undertaken by the creative duo David and Yuge Bromley, the restoration and revival work infuses the home with a modern twist while meticulously preserving its modernist aesthetics and purpose. The rugged landscape dictated a design that embraces and nestles into the terrain, sheltering it from the extremes of the Australian seasons whilst harmonising with the land's natural contours. Each element of the home thoughtfully contributes to a seamless blend of form and function, offering both shelter and spectacle. Inside, the four-bedroom, two-bathroom layout unfolds with purposeful design, a unique subtle curve, ensuring privacy yet fostering togetherness. Each bedroom opens out into the sun-drenched, north facing manicured garden. Two offices add a layer of versatility, catering to the modern need for dedicated workspaces. A central, open plan informal living and dining space offers a warm heart of the home with an adjoining well-appointed kitchen featuring two ovens, including an AGA oven, dishwasher and dual pantries. A spacious formal living and dining room sits beneath high ceilings and is divided by a double brick open fireplace. Amenities extend to a well-stocked wine cellar, a large laundry/mud room and underfloor heating, whilst outside, the grounds are an ode to self-sufficiency and beauty, featuring a pool for summer enjoyment, mature gardens and a flourishing orchard, all maintained by an efficient watering system. For the hobbyist or professional, the property boasts extensive shedding, including a workshop, hay shed, and equestrian facilities, complemented by comprehensive paddocks. A separate studio living area completes the expansive infrastructure of this iconic property. Water supply excels with an underground tank, two dams (5 and 8 megalitres) stocked with trout and electric and petrol pumps, and a 20,000-gallon tank for the house, garden, and troughs. Set adjacent to the Heathcote wine growing district, known for its shiraz, and conveniently located just over an hour from Melbourne and 50 minutes south of Bendigo, this majestic property offers unrivalled lifestyle opportunities amidst some of Victoria's most scenic and spiritual countryside.\*\* We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.