

218 Mandurang South Road, Mandurang South, Vic 3551



House For Sale

Wednesday, 27 December 2023

218 Mandurang South Road, Mandurang South, Vic 3551

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 4 m2

Type: House



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\$1,400,000 - \$1,450,000

Discover the epitome of modern country living in this custom-built passive solar home on 10 acres in Mandurang South. Completed in 2019 by Passive Builders, this unique residence embodies a perfect blend of eco-friendliness, efficiency, and quality craftsmanship, earning it a stellar 7-star energy rating. Designed for ease and efficiency, the 'user-friendly' 4 bedroom, 2 bathroom, 2 living room plus study home is stylish and immaculately planned, while the acreage offers a unique balance of bushland, open spaces and gentle slopes – creating a picturesque, low-maintenance retreat. •Energy efficiency is at the forefront of this home's design, featuring a 6.8kW solar system, solar passive design, ceiling fans, a woodfire heater, double-glazed windows and excellent insulation. The ducted reverse cycle heating and cooling will rarely be used. •The house position offers captivating views from every aspect, showcasing the stunning native gardens and established trees that enhance the property's natural charm. Exterior building materials blend into the surrounding environment with ease. •The kitchen is a delight, with a black sink and tapware, an induction cooktop, electric oven and a butler's pantry. •The open plan kitchen, dining and living area with a raked ceiling and feature red brick wall seamlessly connects to the handy mudroom, laundry, powder room and double-car garage with storage. •A dedicated second living space is situated near the 4 bedrooms, all with built-in robes. The family bathroom boasts a freestanding bath with a view, and the main suite includes a walk-in robe, ensuite, and a study. •The meticulously landscaped front and rear gardens feature established native plants that attract abundant bird, insect and animal life. There is also a vegetable patch and orchard. •A secure fenced rear yard, with a covered alfresco area and a fire pit zone, is perfect for children and pets. •A 1-meg dam offers recreational opportunities, while the 132,000 Lt water tank ensures a reliable water supply. An intelligent security system covers the dam, shed and house for peace of mind. •There is a 9 x 10m shed with a concrete floor, 15-amp power supply, lighting, storage mezzanine and extra height access. •Conveniently located just 15 minutes from Bendigo and 9 minutes to Kangaroo Flat. This property offers the best of both worlds – proximity to amenities, schools and recreation with the tranquility of life in the bush.