

**22 Collins Road, Glenlyon, Vic 3461**



**House For Sale**

Friday, 10 May 2024

22 Collins Road, Glenlyon, Vic 3461

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 2934 m2**

**Type: House**



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**\$2,200,000 - \$2,300,000**

Set against the serene, tree-lined avenues of Glenlyon, and crafted in 2023 by the esteemed Barn Home Design and Build, this brand-new property unfurls over 2,934sqm (approx), blending unparalleled luxury with the tranquil beauty of its surroundings, a short walk to the iconic Glenlyon General Store. The home's stark black facade and contemporary design make a bold statement, beautiful day and night, with garden lighting accentuating the structure and surrounding trees, creating a breathtaking visual spectacle. The home's passive build includes north and east facing aspects to capture all the sun in winter and vines creeping on the pitched pergola to shade in summer. It is smart wired for solar so can be completely off-grid if that was your dream. Inside, oversized glazing invites the picturesque rural vistas directly into the expansive open-plan living and dining areas, complemented by a Jetmaster wood fire and soaring raked ceilings. With 40 degree internal pitches to the breath taking, suspended cement feature wall this is a spectacular room to relax in. Custom velvet seating in the floor heated, sunken lounge adds a nostalgic indulgence, whilst the gourmet kitchen caters to both inside and alfresco enjoyment, appointed with premium 900mm Bosch appliances, two integrated dishwashers for seamless functionality, and a butler's pantry with an integrated Fisher & Paykel fridge/freezer and Vintec wine fridge. The main bedroom features a spacious WIR and a lux ensuite that overlooks an internal courtyard with out-door shower, whilst two additional spacious bedrooms share a 'Jack and Jill' style ensuite, each with generous WIRs. A separate self-contained studio is ideal for guests and teenagers or as a home office, set within the gardens with stylish oak flooring, a bathroom with Travertine finishes, and a mezzanine. Outside, a hot/cold Plungie Pool is safeguarded by a frameless glass balustrade and flanked by a steel pergola awaiting vine coverage, whilst broad eco decking oversees exquisite gardens edged in Corten steel and stone paths, adorned with Japanese Maple, Jeffersred 'Autumn Blaze' Oak, and Silver Birch. Mains electricity, refrigerated heating/cooling, and a security system ensure comfort and safety, complemented by double-glazed windows, a 39,380L water tank, and a sprinkler system. Additional luxuries include underfloor heating in bathrooms and the sunken living room, as well as dual driveway access to the garage. Located in the beautiful village of Glenlyon, just 10km from Daylesford and surrounded by wineries and culinary delights, this single-level marvel is a rare opportunity to embrace exceptional living in an idyllic location.\*\* 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.