

22 Kandra Street, Ringwood East, Vic 3135



Sold House

Tuesday, 26 September 2023

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Bedrooms: 5

Bathrooms: 2

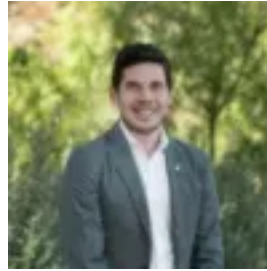
Parkings: 2

Area: 1000 m2

Type: House



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\$1,525,000

Presenting a truly exceptional lifestyle opportunity in a tranquil cul-de-sac position, this inimitable Adobe style ranch house has been meticulously constructed by third generation owner builders. Boasting an enchanting sense of space and light throughout, the home showcases a soaring cathedral ceiling, a striking earthen render exterior, elegant reclaimed feature elements and solar passive design. Thoughtfully conceived for effortless year-round comfort, the home has been designed to allow winter sunlight to heat the floors while also avoiding harsh summer sun, superbly utilising the thermal mass of the concrete flooring. The straw bale construction provides excellent insulation, and uses straw bales from the family farm in Swan Hill plus on-site clay render from the home's foundations. Careful post and beam construction ensures no load bearing interior walls, allowing flexibility for future layouts if desired. Created using almost exclusively reclaimed materials, the unique home's interiors showcase ironbark posts from a bridge in North Queensland, exposed iron beams from the 1890s, reclaimed hardwood timber flooring, and an array of elegant design features to create a true masterpiece of timeless eco-friendly living. At the front of the home, an inviting family room includes a wood burning heater, while spacious separately zoned living and dining areas flow seamlessly out to an expansive alfresco area. Offering ample undercover space for effortless large-scale entertaining, the terrace overlooks lush private gardens comprising a timber-framed hot tub and outdoor shower, a pizza oven, a family-friendly lawn, three large raised vegetable beds, a chook house with secure run, and extensive native planting to attract a vibrant array of colourful birdlife. The generous kitchen includes gleaming Oregon recycled timber benchtops, a Bosch gas cooktop, a Neff stainless steel oven, a Smeg stainless steel dishwasher, and a large island breakfast bar. Privately set at the rear, the master bedroom opens out through French doors to a garden terrace, and is positioned alongside a showpiece ensuite with an oversized bathtub, a double vanity, a walk-in frameless glass shower and a separate powder room. Two large additional bedrooms are also set on the ground floor. Secluded on the upper mezzanine level, a retreat living space includes custom feature shelving. Two oversized bedrooms each encompass additional study / living spaces, with cosy pitched ceilings and a shared family bathroom. Double glazed throughout and featuring solar panels, solar hot water, brand new pure wool carpeting, hydronic underfloor heating, split system air conditioning on the upper level, ample in-roof storage, a galley style laundry with direct outdoor access, a large water tank and a carport, the home also includes a two-car lock-up garage with a substantial adjacent powered workshop. Situated in a friendly family neighbourhood just a short stroll from Tarralla Creek Trail and leafy Gracedale Park, the home is also set moments from Heathmont Station, Wombolano Park, Heathmont village shopping and cafés, and both Ringwood East and Bayswater shopping precincts. Zoned for both Heathmont East Primary School and Bayswater Secondary College, the location is also close to Tintern Grammar and Aquinas College.