

# 250 Hoffmans Road, Mooralla, Vic 3314



## Acreage For Sale

Sunday, 26 May 2024

250 Hoffmans Road, Mooralla, Vic 3314

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 40 m2**

**Type: Acreage**



Darren Groves  
0419735228



Sam Groves  
0355711004

**\$1,150,000**

The team at Groves Real Estate are excited to present this peacefully situated property at the western edge of the Grampians National Park surrounded by Australian native bush. Set on 100 acres approx. the architect designed home is constructed from high fire resistant rated materials with passive solar features and a high energy efficiency rating. The home itself features a master bedroom with walk in robe, generous sized second bedroom and a third bedroom/study option. A central bathroom with a spa, walk in shower and bespoke slumped glass feature window. The laundry is finished with inbuilt sink and ample storage space. The open plan central hub of the house features a separate dining, large kitchen with seven burner gas cooking, electric ovens and French door fridge included. The large living area has a wood heater which also has a water jacket on the rear to supplement the solar hot water in the cooler months. The wood heater also provides an extra cooking unit with an oven and heavy metal cooking top. Large double glazed windows and floor to ceiling sliding glass doors along the northern face of the house soak in the natural winter light and the polished concrete flooring throughout create efficient heating and cooling across all seasons. All rooms also have ceiling fans and cross flow ventilation options. External features of the home include an undercover alfresco on the southern side of the property, storage rooms attached to the side of the carport, a viewing deck above the carport, two large water tanks totaling 220,000L, ample shedding all with concrete flooring, including a large 15m x 8m insulated workshop with attached home gym or office with power. Mains power is connected to the property along with NBN satellite, TV antenna, Telstra landline and mobile network antenna. The property also has a 3.2 kw Australian made Tindo solar system. A worm farm waste system handles all black and grey water from the property as well as any compost. The home also has a sprinkler system installed around the surrounds of the house and on the roof for added fire protection. The garden around the home has native trees and plants as well as a fenced orchard and vegie garden, chook run and garden shed. The remaining property is protected under a Trust for Nature covenant which includes many species of native trees and wildlife. There is also a small seasonal dam included on the property. Just a 15 minute drive to the township of Cavendish where you will find the Bunyip Hotel and Bridge Café, this property offers the Grampians lifestyle with the convenience of country town living. Inspections will not disappoint, so contact the team at Groves Real Estate to arrange a private viewing.