

255 Kanumbra-Gobur Road, Gobur, Vic 3719

McGrath

Sold House

Friday, 13 October 2023

255 Kanumbra-Gobur Road, Gobur, Vic 3719

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 63 m2

Type: House



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Contact agent

Imagine relaxing on the sprawling deck, letting the gentle breezes, birdsong and the endless rolling hills rejuvenate your soul. Strategically positioned to maximise efficiency and maintain views, discover the enchanting world of 'Billy Goat Hill', where luxurious sustainable living harmonises with nature. This remarkable rural property offers a unique opportunity to own a stylish eco-friendly house with panoramic views, abundant wildlife, and native vegetation. Completely off-grid, with no compromise in comfort, this thoughtfully designed house is tailored to modern living with expanses of windows framing sweeping views, gorgeous timber-lined vaulted ceilings, designer lighting, spacious rooms, state of the art appliances, and a cosy fireplace for chilly nights. A solar system, rainwater harvesting and energy-efficient design help ensure a minimal carbon footprint. Beyond being just a home for people, its also a refuge for birds, endangered animals, and rare plants. A botanical wonderland, this property features acres of ancient trees, wildflowers and native grasses to explore via the walking trail that winds through this natural oasis. The conservation covenant on the majority of the land means this part cannot be developed and must remain as beautiful bush reserve. More reasons we love this property: - Expansive views of the Strathbogie Ranges- A protected haven for native plants and wildlife- Walls of windows provide an abundance of light - Open plan living/dining/meals- Nectre wood heater in lounge- Designer lighting system- Cook's kitchen with Rayburn combustion stove- Stainless steel benchtops and Italian tile splash back- 3 bedrooms with ceiling fans- Bathroom with timber vanity and separate WC- North facing, solar passive solar design- Double-glazed windows- Highest insulation rating and 950mm eaves- Sustainable Victorian Ash flooring and decking- Completely off-grid with 4.6 kw solar system- New batteries in 2017 with generator back up- Two entertaining decks with expansive views- Two car carport under roofline- Outside storeroom/laundry and toilet- 3 dams, plus 44,000L water tank storage- Nesting boxes throughout property - Fantastic internet and phone coverage- East-west boundary is adjacent to Trust for Nature reserve- Possibility for an eco-tourism or wellness retreat venture- 135.75 acres (approx.) with conservation covenant- 20 acres (approx.) no covenant- Two shipping containers out of sight