

**271 Lower Mount Mellum Road, Mount Mellum, Qld
4550**

McGrath

Sold House

Monday, 11 September 2023

271 Lower Mount Mellum Road, Mount Mellum, Qld 4550

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 14 m2

Type: House



Cassi Nuske
0754053628

\$1,950,000

Presenting a carefully curated collection of design, sustainability and comfort paying homage to nature with the principles of permaculture and closed-loop farming at the forefront, creating the ultimate self-sustainable homestead with an abundance of opportunities at your fingertips. Stretching over 35 acres dotted with dams, creeks and paddocks sits this exemplary home drinking in ocean views and offering an unparalleled opportunity for a sustainable living lifestyle amidst a jaw-dropping visual masterpiece. The architecturally designed energy-efficient home with design and purpose poured into every detail, together with the cottage-style studio, landscaped edible gardens, abundant forest, chicken houses and cattle paddocks will appeal to the discerning buyer with sustainable acreage in mind. An inspection is highly recommended to truly appreciate this rare opportunity.

Residence: - Home design by RG Design Studio- Built 2019- Timber frame with corrugated iron cladding- Colorbond roof with extensive insulation to walls, ceiling and roof- Industrial-chic home with polished concrete floors, floor-to-ceiling windows, black fixtures and loft hammock net- North Eastern aspect with ocean views- Solar shield and tinted doors and windows- Modern kitchen with gas and electric cooktop and oven, large plumbed walk-in pantry and Biogas digester for additional gas cooktop- Scandia heat and cook wood fireplace with oven and cooktop- Four bedrooms with three bathrooms- Master with ensuite, WIR and private balcony- 8.2kw solar panels and 6.7kw total for the 2 inverters - Spotted Gum deck and Blackbutt feature wall and bench seat- Eco safe sand filtration system- Detached studio includes air conditioning, kitchen, bathroom and additional bedroom for dual living potential or home business

Land:- 35.04 acres on fertile volcanic soil- Landscaping, raised gardens filled with edible fruits, vegetables and automatic irrigation- Orchards, fruit trees and perennial vegetables throughout- Multiple dams and creeks with running creek feeding large dam and irrigation- 6.2m x 9.2m storage shed- Cedar tool shed and feed shed- Several acres fenced for dogs- Wildlife-friendly electric fencing to paddocks with yard and cattle crush- 3 chicken houses and chicken run with automatic doors- 2 shade houses at 6m x 3m and 2m x 1.5m- Approx. 60,000L rainwater storage capacity- Areas for camping, Hipcamp or Airbnb- Chemical-free land management- Concrete drainage