

30 Axedale-Goornong Road, Axedale, Vic 3551

House For Sale

Thursday, 16 November 2023



30 Axedale-Goornong Road, Axedale, Vic 3551

Bedrooms: 3

Bathrooms: 3

Parkings: 4

Area: 8 m2

Type: House



Tim Noonan
0413464949



Mark Keck
0447217125

Offers closing 14th Dec 2023 at 2.00pm

Nestled moments from the Axedale township, 'Cullahill' is a meticulously designed architectural home on 19.78 acres of pristine land with absolute frontage along the tranquil Campaspe River. Enjoy the perfect blend of serene riverfront living and convenience to local amenities with shops, the primary school, tavern and café just 1km away. With an architecturally designed, light-filled and off-grid home offering 3 generous bedrooms, 3 modern bathrooms, shedding, and stunning views, you can indulge in the peaceful and private lifestyle offered by Cullahill a true Central Victorian haven. - The 10-year-old residence is strategically designed to capture breathtaking views of the Campaspe Riverfront and ancient river red gums, providing a tranquil outlook you'll never tire of. - Over 1,000 thoughtfully planted and beautifully cultivated trees featuring olives, walnuts, proteas, Leucadendron, citrus, and more. - The main house includes an ample open-plan living space, a modern kitchen, a generous main bedroom with ensuite, and a laundry and mudroom. A further two large bedrooms with ensuite bathrooms adjoin the main living room, accessible via the shared deck, ensuring privacy and comfort for visitors. Adding a doorway is possible so this separate wing joins the primary residence. - Well-planned heating and cooling include a wood fire heater, gas log heater, split system, hydronic heating, and ducted evaporative cooling. - Polished timber floors, soaring double glazed windows and a lovely undercover entertaining area on the wrap-around deck add to the home's considered design. - A 4-bay shed, carport, and a unique circular house made from hay bales with a bedroom and bathroom provide additional flexible living and storage spaces. - For the wine enthusiast, a good-sized cellar offers the ideal conditions for your collection. - Embrace sustainable living with an extensive solar panel system, a powerful generator, and cutting-edge batteries, ensuring an uninterrupted power supply for your modern lifestyle. - Enjoy the waterfront perks with your water right, allowing you to pump directly from the Campaspe River, complemented by a water pump and watering system for easy maintenance. Over 130,000L of water tank storage - Enjoy the tranquillity of rural living within easy access to Axedale just 1km away.