

**31 Mullens Road, Trentham, Vic 3458**



**House For Sale**

Monday, 19 February 2024

**31 Mullens Road, Trentham, Vic 3458**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Paul Keane

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## **\$1,895,000 Offers Invited**

Impeccably presented, instantly appealing and brimming with many lifestyle opportunities, this carefully considered, architect inspired home which has been designed to be solar passive to enhance cooling in summer & warmth in winter and is set on 3.5 acres (1.42ha) and located one property from the Wombat State Forest. Privacy is ensured at this peaceful setting and plenty of space is guaranteed in and around the house. The dimensions and layout are ideally suited for a variety of uses with separate sleeping areas downstairs for guests or family and a grand main suite upstairs, which has a distinct hotel-like feel. The entrance opens to a vast living and dining area highlighted by soaring ceiling heights, durable concrete flooring, and edgy industrial details that balance out the warm tones of the striking timber details throughout. A commercial-style chefs' kitchen fitted with a double Fisher & Paykel gas stove/electric oven, stainless steel benches and shelving, a Miele dishwasher, and an immense, timber island bench is another outstanding feature that will surely impress. Located at the rear of the kitchen is a practical laundry area, a separate WC and a smart central bathroom with a free-standing bath; two spacious bedrooms with robes are positioned on either end. Upstairs, the wow factor continues with a generous mezzanine lounging area that provides theatrical views below and a fun ladder access to the second, even higher mezzanine. The undeniably enticing main suite boasts considerable space, a luxurious bathroom with dual vanities and many stylish design details plus with 2 study areas affording the opportunity for individual work from home spaces. Storage, another must-have on everyone's list, has been supplied in spades; there is a huge walk-in pantry, an entire wall of cupboards along the rear hallway, under-stair storage, built-in robes, bookshelves, an enormous walk-in robe in the main suite plus an additional storeroom. Outside there is a fantastic studio, a vast double garage with concrete floors and power, and a separate man cave. No less than four wood burning fireplaces/stoves are dotted in and around the property with the highlight being the striking, custom designed, wood burning pizza oven by Neil Tait – of Tait Decorative Iron - that conveniently sits adjacent to the outdoor patio. Additional standout features include underfloor hydronic heating, split system air conditioners, hydronic heater panels, "Big Ass" fans and double insulated, 300mm thick external walls & double glazing on the western wall windows. The exterior is clad in "Duragroove" a low-maintenance, lightweight & durable material produced by Innova and the extensive use of aggregate ensures mud-free movement around the property. To the right of the garage, you'll find a 110,000lt water tank, a small olive grove, a lightly treed micro-forest and a fenced off area for animals. At the opposite end of the property is the substantial, fully enclosed veggie garden & sizeable dam both with power & water available and completing the home is a 10kwh solar system. The proximity to the shopping village is a convenient 4-min drive or approx 20 min walk for the more energetic, and you have a good range of grocery and produce stores, bakeries, including the much-loved Red Beard Bakery and a variety of local homewares and boutiques to choose from. Restaurant and pub options include The Cosmo, the soon to re-open Hotel Trentham, Trentham General, Du Fermier and Mr. Peacock. Trentham is well serviced by a Primary School and Kindergarten, a new medical centre, a post office, and a public swimming pool. Other popular local attractions and lifestyle pursuits include a picturesque 18 hole golf course and horse riding and nature walks in the Wombat State Forest.