

33 Gleghorn Road, Kallista, Vic 3791



House For Sale

Friday, 3 May 2024

33 Gleghorn Road, Kallista, Vic 3791

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 6120 m2

Type: House



Corinne Sukroo
0419805915



Jo Hirst
0427494831

\$1,800,000 - \$1,980,000

Designed to maximize energy efficiency and environmental harmony, the Maxa Design home that has been featured in Better Homes and Gardens embraces passive design principles, to create a comfortable living environment for young families, professionals or retirees seeking a space to slow down, grow, work from home or entertain. More than just a house - it's a work of art that celebrates the beauty of the natural world, inviting its inhabitants to embrace a lifestyle that is both sustainable and soul-nourishing. Every aspect of the home has been thoughtfully considered to minimise its environmental footprint utilising a Nilan energy system – one of the first of its kind in Australia. Large windows strategically positioned along the curved façade enhance the forest views, inviting natural light to flood the interior spaces, while also framing “live art” of the surrounding landscape. Step inside, and you're greeted by a sense of serenity and calm. The interior spaces flow effortlessly from one to the next, with vaulted 3.8m ceilings creating an airy and spacious atmosphere, while earthy tones evoke a sense of grounding with vibrant pops of colour to keep life interesting. At the heart of an open plan living domain lies a contemporary stone-topped kitchen with all electric stainless steel appliances including induction cooktop, island breakfast bar and a deluxe butler's pantry to keep life clutter free. Spectacular sliding doors invite the outdoors in with a north-easterly oriented Modwood deck capturing Warburton Ranges views. Gaze at the towering tree ferns with birdsong in the air or enjoy brunch with the king parrots, crimson rosellas, kookaburras, galahs and magpies. Back inside, the sequestered master suite features a porcelain tiled ensuite with deluxe spa bath and lavish custom-fitted walk-in robe. Watch the sun rise over the ranges from under the covers or take your favourite book out to a secluded private balcony - the perfect spot to shut out the world. Two large bedrooms unfold from a hallway decadent in size, robed and serviced by a beautiful “bicycle vanity” bathroom. And for those who work remotely or operate a home business, there's a dedicated home office plus a fully lined and powered garden studio that will get the creative juices flowing. All this serenity yet you are a short stroll to the village where you'll find Kallista Cellars, Kallista Deli, Kallista Tea rooms, organic fruit and vegetable market, cafes, post office and Primary School. At a Glance:

- 3 bedroom, 2 bathroom eco home using passive house design principles on 1.5 acres (6120m²) with a sealed driveway.
- Single-level, compact & accessible to accommodate all ages & abilities into retirement.
- Utilises innovative design and smart technology in its construction to create a “future-proof” home.
- Designed to Passivhaus standards by Maxa Design (7.4 stars) – Commendation for the Best Energy Efficient Design at the 23rd Building Designers Association of Victoria (BDAV) Building Design Awards.
- Features a 'magic box' heat recovery ventilation/hot water/heating & cooling unit (Nilan Compact P system).
- R6 insulation to the ceiling, walls & the floor area.
- Open plan living with engineered oak floors by Wild River Timber.
- Fully sealed utilising German designed Döepfner deadlock doors & triple glazed windows. The windows are also metallized to reflect heat inward.
- Tiered Modwood deck off the living zone.
- Soundproof laundry containing the heat pump, drying cupboard & built-in ironing board.
- Solid core internal doors.
- Worm farm wastewater system by A&A Worm Farm.
- 2 x 10,000L water tanks plus mains water. Yarra water sewerage available.
- Enhanced fire safety with a BAL Rating 29 plus a fire bunker.
- North-eastern windows have auto Roma blinds (Laros Technologies).
- Over 1500 mostly indigenous native trees planted including Waratahs, ferns, rhododendrons & extensive bushland regeneration.
- Garden sprinkler system on a timer.
- Concrete rail sleeper retaining walls.
- Mains switchboard to generator switch.
- NBN.
- 8.5m x 7m double auto garage with toilet and sink. Inspection by private appointment available.