

3539 Great Alpine Road, Gapsted, Vic 3737



Sold House

Monday, 14 August 2023

3539 Great Alpine Road, Gapsted, Vic 3737

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 7 m2

Type: House



William Bonnici
0408565633



Tony Stockdale
0428629778

\$1,100,000

Escape to your very own eco-friendly paradise on this 18-acre bio-diverse farmlet. With an eco-friendly three-bedroom home, the property has been designed using permaculture principles, with an emphasis on water retention and maximising natural light. The result is a sustainable oasis that feels like a warm and inviting retreat. Inside, the home has been tastefully renovated with low-toxic materials, incorporating double-glazed windows and polished floorboards. The open-plan living area is flooded with natural light and features a unique Nectre baker's oven that will warm your soul. The kitchen boasts a gas cooktop and electric oven, perfect for preparing delicious meals using produce from your garden. The bedrooms are spacious and comfortable, each with its own BIR, and the centrally located bathroom features a large walk-in shower. There is even an office that could easily be converted into a spare bedroom. Outside, the property is a nature lover's dream. A permaculture design includes swales, two connecting spring-fed dams stocked with Silver Perch, plus native tree belts providing windbreaks and shade for livestock. Established vegetable beds and fruit orchard boasting a wide variety of citrus, fruit, and nut trees. There is plenty of water storage with a 136,000-litre rainwater tank plus an additional 20,000 litre holding for the garden or stock. The soil has been carefully aerated using a combination of biodynamic activated rock dust, lime, Nutri-soil and worm juice, providing a nutrient-rich foundation for crops and livestock. To further promote the health of the land, lucerne tree plantings throughout the property supplement fodder for livestock and act as windbreaks. 1,000 Native trees have been planted to provide additional natural resources and biodiversity. A conscious decision to avoid the use of harmful chemicals or artificial fertilisers on the property promotes a healthy environment for crops, animals, and families. It is well-established with carefully crafted fencing to allow for rotational grazing, ensuring the animals can access the freshest and most nutritious pastures. A grand chicken palace has been built, for your happy poultry, along with a workshop/shedding. Located at the foot of Victoria's beautiful Alpine region and a mere 9km to Myrtleford, 15 mins to Beechworth and just 25 mins to Wangaratta*, you even have the convenience of the school bus just 250m from the front gate. Your treechange awaits.*Source Google Maps 2023