

# 36 Bushland Close, Tolmie, Vic 3723



## Sold Acreage

Friday, 8 September 2023

36 Bushland Close, Tolmie, Vic 3723

Bedrooms: 3

Bathrooms: 2

Area: 3 m2

Type: Acreage

## Contact agent

Enveloped by a stunning 9 acre park-like landscape, this extraordinary 3-bedroom rammed earth and solid timber residence is the epitome of earthy sophistication and sustainable living. Designed by esteemed architect Simon Thornton, this home emanates a sense of serenity and connectedness with nature from the first light of dawn to the last hues of dusk. Constructed using robust 300mm wide thermal mass rammed earth walls, the house is a marvel of architectural ingenuity. These structural elements are complemented by rough-sawn timbers and tactile finishes, with a warm palette of earth tones in the walls and flooring, creating what can only be described as a "liveable sculpture." Location and Features: Privately tucked away at the end of a tranquil cul-de-sac, yet just a 19 km drive from the vibrant Mansfield Township, the property's standout features include: \* Natural Illumination: Expansive, open living areas are surrounded by double-glazed walls of windows, framing awe-inspiring country vistas, and flooding the home with natural light.\* Eco-Conscious Comfort: Built with solar-passive principles and enhanced with R7.0 ceiling insulation and R2.5 wall insulation, the residence exemplifies year-round energy efficiency. Includes 2 KW solar panels, solar HWS and wireless NBN\* Boundless Natural Beauty: With hundreds of acres of state parkland on two boundaries and a bushland reserve on a third, the property assures unparalleled privacy.\* Panoramic Splendour: The home offers mesmerizing 250-degree valley views stretching all the way to distant mountain ranges.\* Self-Sustainability: Featuring a colossal 160,000-litre rainwater storage system with integrated garden irrigation.\* Agricultural Haven: The property boasts a fully netted fruit orchard and a well-maintained vegetable garden, offering a farm-to-table experience. Additional Facilities: A spacious 9m by 6m steel shed and workshop, complete with a concrete floor and electrical power, add both functionality and value to this rural retreat. This home is not just a residence but an experience, blending luxury with sustainability to offer a lifestyle that is as enriching as it is environmentally conscious.