

**36 Mulgutherie Way, Gisborne, Vic 3437**



**House For Sale**

Tuesday, 19 December 2023

**36 Mulgutherie Way, Gisborne, Vic 3437**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1000 m2**

**Type: House**



Josie Borg  
0448271878



Ray Cashmore  
0448271688

**\$1,890,000 - \$1,980,000**

BY PRIVATE INSPECTION ONLY Are you the buyer who demands nothing less than perfection and subtle, sophisticated high-end luxury in a home that is the source of aesthetic pleasure every day? Then this may just be for you... Unsurpassed craftsmanship, superior quality finishes, exclusive custom design and superb interiors are some of the fabulous features of this remarkable four-bedroom plus dedicated study residence built by John Connor of Mount Gisborne Homes, who are renowned for their meticulous attention to detail and excellence in building special homes which stand up to the test of time. Every detail of this stunning home, situated on 1000m<sup>2</sup> (approx.), has been meticulously thought about from point of entry to the angling of the home to take advantage of every inch of garden space and natural light. Situated in one of Gisborne's premier locations, the understated, contemporary façade gives no inkling as to what lies beyond. Designed to allow sunlight through all windows from morning to evening, the home is built around the garden to achieve openness and light. At the front of the home, the dedicated study with custom built-in cabinetry by Peter Connor overlooks the front garden. The wide hallway with rich ironbark flooring – a feature throughout – will show off your artwork to full advantage. The large picture window gives you first impressions of the beautiful garden areas whilst a shift in the angle of the floorboards transports you to the huge living zone with its stylish dining and family room spaces, again with built-in cabinetry, recessed lighting and wood fireplace making the living space even more warm and inviting on a winter's night. Memorable get-togethers for large crowds can be hosted here. The extensive kitchen, built by custom cabinet maker Peter Connor to the highest standard, has a 4 metre stone island bench, dual dishwashers, Miele appliances including steam and pyrolytic ovens, InSinkErator food waste disposal system, walk-in scullery and coffee station that would be the envy of any a culinary connoisseur. The outdoor dining area, which is accessed from the living space features a built-in barbeque kitchen, built-in ceiling heater and roller mesh blinds adjustable to every type of weather. The residence comprises four substantial bedrooms, two of which are in one wing towards the front of the home and serviced by a powder room and full luxury bathroom with toasty, heated floors and heated towel rails. The superb master suite which is nothing short of restful elegance, overlooks the beautiful back garden. Its huge, fully fitted dressing room and luxury ensuite with heated flooring and heated towel rails are the source of envy. The fourth bedroom would make an ideal nursery considering its proximity to the main bedroom. An additional powder room and fabulous laundry is beautifully fitted out with plenty of storage space and custom designed joinery including a pull-out ironing board and in-built washing baskets. The double garage has a large internal workshop with TV and sink, man-hole ladder to roof storage and rear access via roller door to extra secure parking, gardening shed, green house and raised vegetable gardens. Some of the many other features of this must-have home are three-phase power, reverse cycle air conditioning and heating, 33,000 litre water tank plumbed to the house - an alternative to town water - automated reticulated garden watering system, solid timber internal doors, high end European double glazed tilt and turn opening windows, luxury curtains, blinds and wool carpets. Since the present ownership a Japanese jacuzzi set amongst lush Japanese Maple trees has been added to the lush garden space. The eighteen- panel solar system has been upgraded to 36 panel 10Kw with a 10Kw battery, reducing electrical running costs by 60% throughout the year, which is blackout proof and IOT enabled, as is the security camera system. Recently the electric hot water system was upgraded to a 415L 4.6Kw system, enabling perfectly consistent hot water. Beautiful travertine stone steps now complement the front garden and makes for easier access to the front door. This luxury residence would suit the fastidious buyer who demands the best in a no-expense-spared oasis, a cut above the rest, and a beautiful garden that requires little maintenance to be enjoyed from inside and out.