

# 37 Henrys Road, Nyora, Vic 3987

## Sold House

Tuesday, 7 May 2024



37 Henrys Road, Nyora, Vic 3987

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1 m2**

**Type: House**



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**\$1,390,000**

Welcome to 37 Henrys Road, Nyora - where location is everything. Set on a stunningly picturesque 2.5 acres and surrounded by the rolling green hills South Gippsland is known for, this idyllic lifestyle property offers the best of both worlds - a serene and peaceful retreat, abundant in local birds and wildlife whilst under an hour to Melbourne's major shopping centres. Designed to perfection, nothing in this property is accidental, ensuring the breathtaking views can be seen from nearly every window in the house. With a North-South orientation and raked ceiling with highlight windows for afternoon sun in Winter, and cross-flow ventilation in Summer. The home features 3 sizeable bedrooms, 2 bathrooms, plus an additional studio perfect for an office, home gym or whatever your family desires. Featuring sustainable and energy-efficient appliances throughout, including hydronic heating in the beautiful polished concrete floors. Adding to the sustainable lifestyle is a 3.5kw 12 panel solar system and 2 10,000lt rainwater tanks - combine this with the property's mature orchard full of established fruit trees and a green house for year-round produce, makes this sanctuary as close to off the grid as possible while still maintaining all the modern conveniences. Entertain in the North-facing courtyard, or sit on the South-facing deck and watch the sunrise with a cup of coffee - every part of this property makes you feel like you're living in your own private oasis. Go for a walk on the Great Southern Rail Trail, or ride your bike to the quaint Loch Village where shopping, cafes and galleries await.