

37 Punchbowl Road, Flinders, Vic 3929

 Real Estate

Acreage For Sale

Friday, 2 February 2024

37 Punchbowl Road, Flinders, Vic 3929

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: Acreage



Samuel McNeilage



Stephen Baster
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\$5,500,000-\$5,950,000

Auction 25th February 11.30am. Capturing spectacular scenes of the undulating countryside and coastline from its privileged setting, this captivating four-bedroom architectural masterpiece is a firm statement of undisturbed rural excellence with a peerless sense of seclusion. Positioned in the tightly-held Punchbowl Rd, Flinders' most exclusive rural setting just minutes from town, this 10-acre (approx.) property unfolds with a windbreak of native trees, winding down the idyllic bushland driveway to a landscape of pure beauty. The carefully designed natural planting provides a very private park like quality with an abundance of native lowering shrubs around the house to attract native birds. Originally designed by Architect John Baird, the superbly crafted angles utilise the summer and winter sun, showcasing the unique connection between architecture and nature, with Baird's influence evident in the use of eco-friendly materials and seamless integration with the surrounding landscape. More recently, an extension by Architect Russell Barrett has emphasised the design, opening up the floor plan to maximise the views and utilising the thermal qualities of rammed earth and double glazing. With views from every room over the neighbouring spring-fed dam to Phillip Island beyond, the layout welcomes a two-bedroom guest wing with a bathroom and study/4th bedroom on entry. The main wing hosts the primary suite with an ensuite and walk-in robe, offering the perfect refuge amongst a hydrangea garden, bay scenes and the glow of a pot belly stove/heater. An open-plan domain takes centre stage, where high-raked ceilings allow for a viewing platform/sitting room high above the sunken lounge, perfect for taking in the sunrise and moonrise over the water. A Cheminee Philippe dual-sided fireplace enhances the space with its warmth, complemented by double glazing, while the well-appointed kitchen and the expansive wrap-around deck effortlessly facilitate summer entertaining. Features include hydronic heating, evaporative cooling, a wine cellar, a double garage with storage, a workshop, three in ground water tanks with 256,100 L. capacity providing gravity feed to the house; two large powered sheds (1x 2-bay with open bay and 1x 4-bay), an orchard, a wire-enclosed vegetable garden with additional water tank. Exclusively located within a five-minute drive to Flinders Village, Yacht Club, Golf Course and cafes, and close to award-winning epicurean attractions, wineries, farm gates and surf beaches, this home is a true slice of paradise.