

**40 Breakneck Road, Malmsbury, Vic 3446**



**Sold House**

Friday, 3 November 2023

40 Breakneck Road, Malmsbury, Vic 3446

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 2 m2**

**Type: House**



Ceri Spain

0437730220



Fiona Kelly

**\$1,399,000**

A magnificent Poplar Tree lined driveway, with stone features and Tait iron gates welcomes you to this spectacular Olive Grove Estate of 700 mature trees and Homestead built on 6.8 acres overlooking a glorious garden with stunning signature trees, ornamental lake, sweeping informal pathways and spectacular designer garden rooms. The north facing home is beautifully built by Stonehenge Homes with solid bricks, classic return veranda, artisan stained glass windows, 3 m ceilings and is in immaculate condition with the classic use of bold colours in the formal rooms, complimented by a new, state-of-the-art contemporary kitchen with the highlights being a contrasting black Caesar stone bench tops, with marble stone splash back, NEFF appliances and open shelving with LED lighting. A sense of grandeur is created as soon as you walk into the slate floor entrance hall, with double doors to the lounge which incorporates an open wood fire and traditional Tassie Oak floors. The open plan dining, with French doors to the decking area, incorporates the kitchen and another casual living area with a woodfire heater and oven and second French doors to the beautiful wide undercover veranda. The two spacious bedrooms each have their own ensuite, one with a shower recess and walk-in robe and the other a claw foot, stand-alone bath and seamless walk-in shower recess. And a functional laundry with mud room facilities and ample storage compliments this exceptional home. The third bedroom is a charming, light filled room above the barn loft and has extensive views of the olive groves and surrounding spectacular garden scape. As you would expect, this inspirational property is supported by extensive multiple outbuildings and infrastructure which include:

- a two-storey loft/barn, with single garage underneath and bedroom above
- Double carport close to the house
- Original stone garden shed
- Colourbond studio/summer house with trellis/arbours for flowering creepers with concrete floor and access to power
- Bird aviary being used as an orchid hot house
- Timber rotunda for seating and relaxation
- Well-established and opulent chicken coop
- Fully irrigated with 8 garden irrigation zones
- Ornamental lake with rock edging
- 60,000 litres of tank water
- Potable bore water with pump
- 3kw solar system with inverter and satellite NBN

The 'garden, glorious garden' abounds with so much opportunity:

- A veggie garden with raised beds growing garlic, leeks and rhubarb, potting and propagating yard with glass house
- Orchard with apple, pear, cherry, mulberry, fig, nectarine, apricots, nashi and quince trees
- An impressive abundance of signature trees include:
  - Giant Oak near the ornamental lake
  - Manchurian Pear Grove
  - Blue Spruce and Cypress
  - Dogwoods and Lilacs
- Swaths of 1000s of daffodils and bulbs with the potential to be a cut flower farm gate proposition
- English box hedging to outline generous pathways
- Formal gardens of cool climate plants and shrubs

The property currently incorporates two successful businesses:

1. Malmsbury Cattery. registered and accredited with 12 cat condos and cat runb. immaculately kept and has a strong, loyal repeat clientele
2. Malmsbury Olive Oil. productive olive grove with 700 well-established trees producing virgin olive oil

Malmsbury, the treasured blue stone town of the Central Highlands region, is nestled between the historical towns of Kyneton & Castlemaine and foodies will love the country bakery, hearty gourmet fare, cafe & restaurants, neighbouring wineries, and boutique distilleries. Local highlights are the Malmsbury Botanic Gardens and historic Viaduct, bush walks, riding tracks, local fishing, a sporting oval, and a Reservoir picnic area, and Kyneton, Castlemaine, and Daylesford are just a short drive. A fast V-line train, from the Malmsbury station, and the Calder Highway connect you seamlessly to Bendigo and Melbourne to be able to live and work from home or enjoy life's simplicity within a home and garden bursting with personality and potential.