

40 Gumtree Road, Research, Vic 3095



House For Sale

Friday, 15 March 2024

40 Gumtree Road, Research, Vic 3095

Bedrooms: 7

Bathrooms: 4

Parkings: 9

Area: 6 m2

Type: House



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\$3,000,000 - \$3,300,000

Approached along a quiet country lane, 'Mudjimba' offers unparalleled privacy and the chance to immerse yourself in the tranquility and beauty of this prestigious locale on a private 16.7 acres. Designed by renowned architect John Pizzey and built with love by the owners, this striking home flaunts a classic mudbrick silhouette with a wide return verandah, welcoming you inside to an inviting lounge and dining room, accentuated by beautiful recycled timbers and mudbrick walls, a roaring open fire and French doors to the entertaining areas, and glistening heated pool/spa with a cascading water feature. Step through to a family room and meals zone enhanced by a red brick floor and igloo fireplace created by a local artisan. The kitchen boasts quality Red Gum cabinets and benches, a walk-in pantry, dual gas/electric cooktop, a BBQ and a commercial rangehood. Contemporary comfort extends to a large fireside living room; with family accommodation comprising four generous bedrooms (master with a spa ensuite), two well-placed bathrooms, and a balcony to relax and enjoy the city-skyline views. A charming 2-bedroom cottage provides wonderful guest accommodation, multi-generational living, an exclusive Airbnb stay or a rental income stream. Highlights include hydronic heating, split system air conditioning, double-glazed windows/doors, a laundry chute, hardwood floors, a high-clearance machinery shed, water tank, 7 fenced paddocks, 2 stables, a tack room, a triple auto garage with workshop and toilet, and a carport for the cottage. Positioned close to Gumtree Reserve and Eltham College, Research Central, Primary School and ELC, zoned for Eltham High and within easy reach of local parks, leisure facilities, Eltham Shopping Village and Train Station.