

40 Maloney Lane, Mandurang South, Vic 3551

**McKean
McGregor**

House For Sale

Monday, 18 March 2024

40 Maloney Lane, Mandurang South, Vic 3551

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 8 m2

Type: House



Amy Arthur
0354546600

\$950,000 - \$990,000

Nestled amongst the trees, at the end of Maloney Lane you'll find this charming home set upon 20 acres (approx.) of both stunning native bushland and cleared land, offering a private and peaceful sanctuary away from the outside world. Perfectly positioned to enjoy elevated views through the natural surrounds to the farmland beyond, bordering Bendigo National Park to the North and South. Designed in consultation with renowned Mud Brick designer Russell Andrews, this unique property embraces sustainability principles - Handcrafted mud bricks (using the soil from the property itself), provide excellent insulation, while the North facing orientation and thermal mass flooring delivers solar passive benefits. The 7x panel solar system reduces both your footprint and your bills. Upon entry you'll immediately appreciate just how special this home is - a true Australian home that emanates character and warmth. Offering impressive features throughout; you'll find gabled timber-lined ceilings and a stunning stone fireplace at the heart of the home which promises to be the gathering point for loved ones on a wintry evening, while the large timber windows provide abundant natural light. The Jarrah kitchen with flagstone floor is both practical and beautiful offering ample storage including a walk-in pantry, and quality stainless steel gas cooktop and wall oven. The master bedroom is spacious and bright with an entire wall of built in robes, stained glass detailing and garden views from every window. The two remaining bedrooms are accessed from the second living room wing and both have built in storage. The home utilises rainwater, with over 56,000 litres in tanks, while a 2.5 meg dam services the garden while the Coliban water race runs through the property. Outside, you'll find a lovely garden surrounding the home with pretty native plants contained within stone walls, pebbled pathways and also raised vegetable garden beds to plant and nurture along your own produce. Walk over the rise and you'll find 10 acres of cleared North facing land perfect for those wishing to grow some vines. A three bay garage/workshop provides a workshop space as well as undercover parking for cars, boats or trailers. Just 20 minutes to Bendigo and 30 mins to Castlemaine, and 1.5 hours to Melbourne Airport, all amenities are within easy reach. The perfect retreat for a buyer seeking a one-of-a-kind property surrounded by stunning natural beauty... Native birds, orchids, the nearby Goldfields Track (Leanganook) and the parkland effect of the National Park among the foothills of the Herbert Range. You will never want to leave this peaceful and charming hideaway. Welcome Home. Disclaimer: All property measurements and information has been provided as honestly and accurately as possible by McKean McGregor Real Estate Pty Ltd. Some information is relied upon from third parties. Title information and further property details can be obtained from the Vendor Statement. We advise you to carry out your own due diligence to confirm the accuracy of the information provided in this advertisement and obtain professional advice if necessary. McKean McGregor Real Estate Pty Ltd do not accept responsibility or liability for any inaccuracies.