

40 Reyn Road, Myrtle Creek, Vic 3551



Lifestyle For Sale

Friday, 10 November 2023

40 Reyn Road, Myrtle Creek, Vic 3551

Bedrooms: 3

Bathrooms: 1

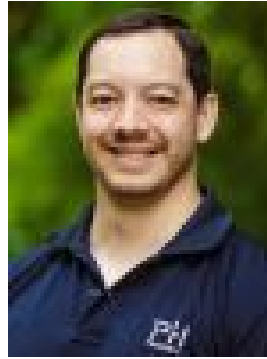
Parkings: 5

Area: 8 m2

Type: Lifestyle



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\$1,090,000 - \$1,150,000

40 Reyn Rd is a truly unique and eco-friendly property that offers a serene escape in the heart of Myrtle Creek. This beautifully crafted straw bale home boasts an array of sustainable features and modern comforts, beautiful surrounds and a picturesque 3mgl dam with excellent catchment. Double-glazed windows, 13 solar panels, solar hot water, fire safety measures such as roof top sprinklers and extensive water availability around the property, north-facing passive-solar orientation are just some of the eco-friendly attributes of this hard-to-find gem. The home is nestled up high overlooking the beautiful dam and established surrounds, there are three bedrooms, the huge master suite comprises polished concrete floors, a walk-behind-robe, dual access to the bathroom and external access to its own Merbau deck - a beautiful place to sit and relax; bedroom two is carpeted and features a wall of robes and a ceiling fan and the third bedroom is complete with a built-in-robe, polished concrete floor and is currently used as an office. The open plan living area features a mix of polished concrete floors and carpet, all the living space faces north, there are raked ceilings, two ceiling fans, a lovely wood heater and a large reverse-cycle Daikin split-system. The kitchen is very spacious and features extra-wide Blackwood timber bench tops, a dishwasher, double sink, electric oven, gas hot plates and a large pantry. There are lovely northerly views towards the dam and treed surrounds. The family bathroom is spacious, it boasts a shower, bath, basin and a large vanity, the floors are also polished concrete. There's a separate powder room and a second toilet in the laundry. The laundry boasts good storage including a large double cupboard, there's a benchtop with space underneath for your washer, dryer and more storage. Outside you're spoilt with an exceptional outdoor living area, it boasts a large brick fire place with copper flu, radiant heater, quality café blinds and can be used all year-round. There's more than enough room to house a large table, lounge suite and plenty of room for the largest of barbecues and fridge. You can house two vehicles in the large double carport and adjacent is the 12m x 6m garage with power and concrete floor, three roller-doors and good height clearance. The home is immaculate inside and out, there are three water tanks totalling 66,000 litres to the house and you can pump from the dam for your garden. There are pop-up sprinklers throughout the internal yard and drippers for the shrubs and gardens, it is reliable and an easy-to-use gate-valve system. Add to this six enclosed and raised wicker garden beds - the best place for your herbs or veggies!! The property is fully fenced and the house yard is separately fenced, there's a nice mix of cleared land around the home and towards the dam, there are plenty of established trees buffering from the neighbours. Behind the dam is a lovely tranquil plantation of native trees and shrubs for the local wildlife and all the framework for a vineyard - you just have to add the vines and you're right!! It is a beautiful private place and you're an easy drive to Bendigo's CBD, or a Melbourne commute.