

# 45 Mary Road, Wheatsheaf, Vic 3461



## Sold House

Thursday, 14 September 2023

45 Mary Road, Wheatsheaf, Vic 3461

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 2 m2**

**Type: House**

## Contact agent

Set within 5 acres of native bushland, this magical mudbrick home offers a harmonious blend of nature's splendour and eco-friendly living. Here, the daily grind of city life fades, replaced by nature's gentle embrace. Its thermal properties and minimal dependence on electricity symbolise a dedication to sustainable living for those looking for a more environmentally attuned way of life. The arrival along the long, tree-lined driveway immediately evokes feelings of a hidden forest retreat. Here, nature's chorus greets you each morning with the calls of kookaburras, while wallabies, echidnas, and wombats become your delightful neighbors. Inside, the expansive open layout is ready to be customised according to your needs. Vast windows frame the tranquil outdoors, effortlessly drawing nature's serenity inside. Imagine cosy evenings warmed by the new wood fireplace, musical interludes alongside a piano, secluded reading corners, and spirited dinners at a long table stretching to welcome friends and family. The cottagey kitchen on the side is complete with an energy-efficient Aga-style wood stove and a new Westinghouse oven/grill. The three spacious bedrooms radiate rustic charm, complemented by a large bathroom that perfectly captures the countryside essence. Outside, the property unfolds as a personal Eden. A flourishing orchard fed by dam irrigation and enclosed veggie boxes guarantee farm-to-table freshness. The established cottage garden is a mix of bulbs, a gallery of trees including dogwoods, birches, maples and an impressive rose arbor in spring-summer time. The young at heart will delight in a treehouse and flying fox, ensuring hours of exhilarating fun, while the extensive fenced grounds offer free rein for pets, cementing a bond with nature. When night falls, entertain under a canopy of stars, with a fire pit as your centrepiece. Further highlights include outhouses, sheds, a double garage, carport, a sizable in-ground water tank, a hot water system connected to both a gas bottle and the wood stove, and gas-ducted furnace with heating vents. There's even a haven for smaller creatures, with enclosures for chickens, rabbits, and ducks. And though the property feels like a secluded woodland haven, the attractions of Daylesford, with its essential amenities and vibrant shopping precinct, are a mere 8-10 minutes away. The nearby towns of Woodend and Castlemaine, further enrich the living experience. Whether you seek a full-time residence, a weekend refuge, a holiday home, or an entrepreneurial Airbnb opportunity, this property adapts to realise your dreams. For those who find music in nature's rustle and seek peace in her embrace, it's an invitation to live a life less ordinary.

Features:• 3 bed 1 bath 6+ cars• Mudbrick energy efficient-eco friendly home with wrap around verandah• 5 acres with circular driveway, dam, sheds, animal enclosure• Services: mains electricity, gas bottle, 33000L water tank, dam• Fenced veggie garden with fruit trees (kangaroo proof)• 8-10 min to iconic Daylesford (schools, hospital, shops, galleries, dayspas, dining)• 30-40min to Castlemaine, Guildford, Woodend• 90min to Melbourne