

45 New Year Flat Road, Vaughan, Vic 3451

House For Sale

Wednesday, 22 May 2024



45 New Year Flat Road, Vaughan, Vic 3451

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 1 m2

Type: House



Blasi Mulholland
0417311733



Rob Waller

\$1,220,000

Welcome to this architect-designed sanctuary, a marvel of modern design, set against the tranquil backdrop of the Vaughan countryside. This exquisite home, constructed by a local builder, boasts a distinctive butterfly roof, casting an architectural silhouette that's both bold and harmonious with its natural surroundings. Step inside to discover polished concrete floors that flow seamlessly throughout the home, offering a contemporary aesthetic and easy maintenance. The home's solar passive design, complemented by double-glazed windows, maximizes natural light and maintains a comfortable internal climate year-round. The open-plan living area presents private, breathtaking views over the expansive land, creating a perfect blend of indoor and outdoor living. The Italian-imported wood heater is a centrepiece of both form and function, connected to underfloor hydronic heating to ensure warmth and comfort during the cooler months. Culinary enthusiasts will revel in the sleek kitchen, featuring a giant island bench and Caesarstone countertops. Equipped with a walk-in butlers pantry, double oven, and dishwasher, this space is designed for both everyday cooking and gourmet entertaining. The accommodation includes three generous bedrooms, with the main suite offering a walk-through robe and a luxurious private ensuite. The sophisticated family bathroom includes a walk-in shower, bath and dual vanity, and the spacious, practical laundry provides external access to a paved utility area, enhancing convenience. Outside, the property continues to impress with a double carport, enclosed single garage, and an attached studio room-ideal for a home office, creative space, or guest accommodation. A large entertaining deck overlooks the land, with raised garden beds, a fire pit area, and beautiful hand-built stone walls adding to the charm of the outdoor space. Sprawling across approximately 2.5 acres, the property is serviced by 120,000 litres of rain water storage and mains power. Located close to the notable Vaughan Springs recreational area and just a short drive to Guildford or Chewton, with Castlemaine only 15 minutes away, this home offers a perfect blend of seclusion and convenience. Experience the ultimate in luxury country living in this extraordinary residence.