

**62 Conroys Lane, Muckleford, Vic 3451**



**Sold House**

Thursday, 12 October 2023

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**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 5**

**Area: 4 m2**

**Type: House**



Megan Walmsley  
0354721133



Tom Robertson  
0354721133

**\$1,100,000**

Welcome to "Illabunda", a place of many swallows, an 11.1-acre sanctuary of sweeping grasslands, with a wetland providing a haven for native wildlife, all within a short 9-minute drive from Castlemaine and accessed by the quintessential country road flanked by trees, this property is a quiet retreat, a home of harmony with nature and stillness of mind. With an innate connection to the surrounding environment, the Colorbond Surfmist and timber-clad home frames the landscape with its perfectly positioned windows, and outdoor spaces allow one to take the time to reflect on the beauty of nature and birdlife. Central to the design of the house is the open-plan kitchen with dining. Sliding doors lead out onto the north-facing alfresco and the west-facing deck, making for the perfect spot to watch the sunsets. The contemporary kitchen provides a long island bench with storage, an electric cooktop with an under-mount oven, and a Smeg dishwasher. A large sliding door delineates the space to the main wing with a home office/ studio/ or private lounge - north facing and with sliding doors to the alfresco area before leading to the main bedroom suite that overlooks the wetlands and includes a large walk-in robe and an ensuite with floor to ceiling tiles, a walk-in shower, vanity and a toilet. The second wing features north-facing living with a solid wood heater and sliding door leading to the alfresco area, a bedroom with built-in robes and a bookcase, a bathroom with floor-to-wall tiles, a bath, a walk-in shower, vanity, a toilet and completing this wing is an oversized laundry/ mudroom with storage, external access and a separate powder room. Design details include a 3Kw solar system, double glazing throughout, engineered oak flooring, exterior blinds and a split system in the kitchen/ dining. Externally, the picturesque countryside provides a 15m x 6m machinery shed, a 6m x 6m garage, and two large water tanks, one pumped from the dam for animals and the second for the house. Fully fenced, there are paddocks for livestock, stock handling facilities and a chicken pen. A large dam is fenced off and nurtured into a wetland, a sanctuary for birdlife and native turtles. A haven for birds, a place to escape, and a refuge, "Illabunda" is a home to retreat, reflect and enjoy the surrounding landscape and stunning sunsets. A place to call home.