

628 Abbotts Road, Eppalock, Vic 3551



Sold House

Sunday, 13 August 2023

628 Abbotts Road, Eppalock, Vic 3551

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 8 m2

Type: House



Patrick Skahill

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\$700,000

Honed from nature with care and skill, this beauty of mud brick, field stone and recycled timber construction exudes soul. Built in the late 1990's, the home was conceived in the tradition of Nanga Gnulle and a desire by its then owners to pay homage to the Australian designer, builder, and landscape architect Alistair Knox; who is considered to have been a pioneer of modern mud brick building. The 20 acre / 8.34 hectare property is ideal for horses. There are extensive wildflowers and centuries old majestic red gums line the seasonal creek that meanders through the property. On higher land there is box forest, typical for the region, along with an understory of wattles, shrubs, and ground covers such as orchids, lilies, and heaths. Amazing birdlife ranges from soaring eagles, to the tiniest of robins and blue wrens fluttering amongst the native shrubs. The home comprises three bedrooms, or two plus a study or additional living room according to your requirements. The eclectic décor is the result of combining mud brick, field stone and recycled timber – it is a sensory and aesthetic delight. The stringybark timber panelling and curvaceous polished yellow gum slab bench tops compliment the custom-made kitchen cabinets. The internal doors are made from cedar and pine, while the large sliding external doors are rich western red cedar. Slate floors, vaulted ceilings, wood heating, and the use of brass in the switches, power points and flues – combined with the interesting window shapes, timber frames and lintels, and the soft, warm lighting all unite to accentuate what is a unique and comfortable home. The second mud brick structure is an ideal studio, workshop or sleep out. You'll delight in the many recreational pursuits that are possible on the land including grazing livestock, keeping horses/bees/chooks, camping, bushwalking, bike and horse riding, and growing your own fresh produce and flowers. You'll also enjoy the convenience of being about a fifteen minute drive from the growing suburb of Strathfieldsaye. The suburb offers brilliant sporting infrastructure, highly regarded primary schools, kindergartens, medical clinics, shops, and a supermarket. You will also delight in a special connectedness to the natural environment that will surround you. It's less than 10mins drive to Lake Eppalock to enjoy picnics, boating and fishing. Whether you wish to secure a regional property for investment (think managed short term stays), your own casual residency or weekend retreats, or for permanent living; this is the ideal option for you. A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>