

# 8 Kyneton- Metcalfe Road, Metcalfe, Vic 3448

## House For Sale

Wednesday, 22 November 2023



8 Kyneton- Metcalfe Road, Metcalfe, Vic 3448

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 4654 m2

Type: House



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Megan Walmsley

**\$659,000**

Set privately within the quintessential Australian countryside of a rolling landscape dotted with ancient gum trees, the Coliban River flowing at your boundary, this one-bedroom eco-retreat on 4654sqm (approx) makes for the perfect country escape, ideally located within a 17km drive of Kyneton and 23km of Castlemaine for retail and amenities, with Bendigo at 53km and Melbourne at 108km. The muted, soft, earthy tones of the Colorbond and rendered home allow for a connection to its surroundings and designed with a focus to the north, its large windows frame the beautiful landscape. Boasting a 7.6 Eco-Star Energy rating, the floorplan features an entry from a covered porch overlooking the garden into the open plan living with dining and the kitchen. Light and bright, the space includes a solid wood heater, high ceilings, a black butt solid timber floor, and a split system, with the kitchen providing a freestanding electric cooktop with an oven and storage, and the island bench allows for additional seating. Completing the floorplan is a bedroom with carpet and built-in robes and a dual-access bathroom with a walk-in shower, a bath, a vanity, a toilet and combined laundry facilities. Eco credentials include mains power with a 4.5Kw solar system, double glazing, R7 batts in the ceiling and walls, wide eaves, solar hot water, underfloor insulation, 2x 50,000 litre approx water tanks for the garden and for domestic use, NBN is available. The fully fenced property includes a 15m x 6.1 carport with two built-in insulated shipping containers for storage and a studio (potential second bedroom) complete with power, fenced paddocks, a chicken pen, veggie beds and fruit trees. Contemporary-designed and with future-proof eco-living, the home allows for the perfect escape. Privately within its environment, the home delivers all the requirements for the perfect escape into the stunning regional countryside.