

# 8 Roblyn Court, Tootgarook, Vic 3941



## Sold House

Friday, 3 May 2024

8 Roblyn Court, Tootgarook, Vic 3941

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1049 m2

Type: House



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## Contact agent

Exuding thermal comfort, privacy, and sophistication, this exceptional property presents an ideal opportunity for a permanent residence, investment venture, or a luxurious retreat nestled in the heart of nature. Perched atop a leafy quarter-acre plot, this residence offers a serene ambiance and a distinctive architectural design that seamlessly integrates energy-efficient features with its natural surroundings. Constructed in adherence to Passive House principles, this all-electric dwelling ensures optimal thermal comfort with minimal heating and cooling requirements. This is achieved through impeccable insulation, airtightness, thermally-broken double-glazed windows and doors, and a Heat Recovery Ventilation system. Featured on the renowned TV show *Grand Designs Transformations*, the thoughtful design and textured surface materials result in a one-of-a-kind home that boasts ample natural light, generous storage spaces, sustainable timber detailing, and high-quality finishes that even the most discerning homeowner will appreciate. The light-filled open-plan kitchen, living, and dining area seamlessly extends to a spacious timber deck overlooking the lush treetops, complete with a charming window seat offering ample storage beneath, perfect for capturing the morning sunlight. The kitchen is equipped with Asko appliances, designer pull-out storage racks, timber shelves and cladding, and boasts various luxurious textures including a stain-resistant mosaic-tiled benchtop and splashback, as well as linen curtains for the cupboards, adding a touch of elegance and practicality. Elevated slightly from the main living space, the accommodation level comprises three cosy bedrooms - one adorned with a timber feature wall and another featuring purpose-built bunk beds - along with a large linen cupboard, a bathroom with a double shower, and a powder room, both fitted with sheer linen curtains for natural light and blinds for privacy. Explore the meticulously landscaped gardens, designed to attract local wildlife, and enjoy the warmth of the unique fire pit amidst the tranquil surroundings. Additional features of this desirable property include:- Digital passcode entry.- Split-system air conditioning.- Ceiling fans in living room and bedrooms.- Water tank for garden and laundry water supply.- Outdoor shower.- Under-house storage with double-door access.- Hot water heat pump.- 6.6Kw solar panel system.- Outdoor sensor lights.- Retaining walls constructed with timber from the former Mount Martha - boardwalk.- Sustainably sourced timber.- Block out blinds.- Brick herringbone-laid tiles coated for easy maintenance.- Sustainable engineered timber floorboards in bedrooms. This exceptional property, characterised by its low maintenance and distinctive features, offers a rare opportunity to enjoy refined living while embracing all the delights that the Peninsula has to offer. We cordially invite you to arrange a private inspection to experience the allure of this extraordinary residence first hand. \*All distances and measurements are approximate only.