

85 Whittles Road, Mount Glasgow, Vic 3371

House For Sale

Friday, 24 May 2024

85 Whittles Road, Mount Glasgow, Vic 3371

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 4 m2

Type: House



Chris Leonard
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Richard Stacey
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\$480,000 - \$520,000

For those seeking a slower pace and a warmer climate, with a sustainable and energy-efficient home and well-constructed shedding, 85 Whittles Rd is ready for a new owner. This residence features a barn-style, Colorbond steel construction over two levels, with a flexible floor plan, that is double-glazed and fully insulated. The ground floor measures 8m by 8m and includes a comfortable bathroom with a toilet and shower. The serviceable kitchen space adjoins an open-plan living area that includes a wood stove and staircase to the upper level. The loft level combines a bedroom with wardrobe and office space with access to two balconies facing east and west. The property spans over 10 acres (4 hectares) with a wide frontage onto Whittles Rd. The land is mostly cleared grazing land, suitable for livestock, and includes a designated woodlot. Services to the home include four water tanks totaling 135,000 litres, a 300m² roof catchment area, mains power connected in 2022, an 8.4-kilowatt solar and battery system, Biolytix worm farm sewage system, air-conditioning and your choice of NBN or Starlink satellite internet. Improvements on the property include a 9m by 24m steel-framed shed (216m²) with two bays on a concrete slab, power and lighting plus electric vehicle charger, one bay as an open carport, and one bay fitted out as an informal studio with a kitchen, shower, composting toilet, and mezzanine loft. Additionally, there is a high-quality Sirius motorised observatory dome for astronomy enthusiasts, a chicken shed, automatic gate entry, and an orchard behind the shed that doubles as a large dog run. The property includes more than 40 fruit trees and an automatic watering system. The property is conveniently located a 5-minute drive from Talbot village, 15 kilometers from Clunes, 35 minutes from Ballarat, 1 hour from Bendigo, and 2 hours from Melbourne CBD. Ballarat's Best-Selling Team