

945 Kangaroo Ground St Andrews Road, Smiths Gully, Vic 3760

House For Sale

Friday, 1 March 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 7 m2

Type: House



Gayle Blackwood
0408776070

ESR: \$1,750,000-\$1,850,000

Expressions of Interest: Offers Close Wednesday 17th April at 5pm (Unless Sold Prior) Tucked away on 19 pristine, protected, natural bushland acres (approx) and designed in a collaboration between our vendors and eminent mud brick architect Robert Marshall to blend aesthetically with minimum visual impact on the landscape without compromising on liveability and desirability, this impressive home is a compelling choice for those seeking a unique lifestyle experience. Post and beam construction from the artisan team at Barry Wild and a fit-out from selected craftsmen combines mudbricks created by the owners, their friends and family with a stunning mix of reclaimed timbers, ironbark veranda posts, and bricks from a variety of settings and sources to tick all the boxes for peace and privacy, sustainability and connectivity. Meticulously maintained by fastidious owners since its construction in 1986, its character is filled through a carefully considered mix of mudbrick or timber lined walls, three bedrooms sharing the family bathroom, and a main with retreat/study and an ensuite complement the living spaces. A generous lounge anchored by a "Clean-Air" fireplace set in a feature wall of bricks sourced from the Maryborough Bakery and a dining area overlooked by a recently updated kitchen offering a Smeg cooktop, soft close cabinetry and a huge walk-in pantry. Anchored by two entertainers courtyards finished in crazy paved South Australian slate and oriented so all four bedrooms enjoy the morning winter sun, the intelligent design includes wide eaves and deep verandas to keep the sun and the rain at bay. A separate studio provides a haven for teens or an impressive workspace for those looking to work from home without working in the home! The oversized carport offers access to an expansive, fitted, and powered workshop. Constructed in the same method as the house, it is ideal for those who like to tinker while offering plenty of space. A sophisticated fire protection system for the home is enhanced by a professionally constructed and installed fire bunker. 10 stand-alone solar panels along with 2 x 100,000-litre water tanks with a UV water filtration system and 3-phase power to the house and workshop lead a long list of lifestyle advantages. This property is the epitome of Nillumbik. Natural bushland that abounds with native flora and fauna. Cared for by custodians that have preserved and enhanced the biodiversity by implementing offsets, creating six exclusion zones to protect and provide future seed banks and by the removal of woody weeds and the control of pest animals. The gardens around the house contain multiple, constantly used bird baths, visited by a wide variety of birds and wildlife. Over forty species of terrestrial orchids have been identified across the property. Native wildlife includes kangaroos, wallabies, phascogale, possums – brushtail, sugar glider, feathertail and ringtail, antechinus, echidna, and a variety of lizard species abound. The properties environmental values are highly regarded providing key habitat for major bio-links.