

# 99 Mystic Drive, Yandoit, Vic 3461



## House For Sale

Saturday, 9 March 2024

99 Mystic Drive, Yandoit, Vic 3461

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 7 m2**

**Type: House**



Christine Lewis  
0353481700

**\$1,190,000**

Discover a secluded, peaceful rustic retreat in this eco-conscious home, situated on 17.4 acres of native bushland within historic Yandoit, with uninterrupted northern views of Mt Tarrengower. Without another home in sight, the only sound you'll hear on arrival is that of birdsong and native frogs. What strikes one on entering the home is the contemporary atmosphere and the subtle retro feel in the details. This unique, passively designed residence maintains a comfortable temperature in all seasons, complimented by split air con upstairs, and a Ned Kelly wood heater in the downstairs living area. Expansive picture windows throughout, looking onto the garden and views beyond, ensure this is a light filled home all year round. The large warm timbered kitchen/dining area includes an AEG electric oven, and a gas cooktop. The connecting downstairs living area is spacious and inviting, with beautifully crafted, open timber shelving. A spacious downstairs bedroom/study or additional living area is north west facing, with large windows offering more superb views to the garden, and double doors stepping out to a beautiful slate verandah. The roomy bathroom has its own unique charm, with marble topped double basins, and all-in-one bath and shower. More than ample storage is provided in the downstairs alcove and under the staircase. Ground floor is polished concrete and tiles, with elegant timber floors for the generous staircase and second level. Upstairs, two spacious light filled, loft style bedrooms, one facing north east and the other north west, perfectly meld the outside with the interior of this tranquil home, with views that speak volumes for the architectural thought behind it. The bedrooms are separated by a windowed landing area perfect for study, meditation or yoga. An established native garden surrounds the property, along with productive seasonal fruit trees, succulents, hen house, and vegetable garden, all with access to water from the nearby dam. A lily pond with water feature attracts and keeps the local Pobblebonk frog happy as well as the native birdlife. A choice of places to unwind include the fire pit with a cup of billy tea, taking an evening soak in the bumble bee yellow clawfoot bath, or pottering in the glass house and potting shed. A large undercover carport extends alongside the shed, (which is nothing short of awesome). This enormous space houses the laundry facilities, a spacious shower and second toilet, with potential for extra living room as needed. Recently built, the shed is adaptable as a workshop, gym, studio, or for protection and security for your prized vehicles (space for up to 8 cars). The green credentials throughout, including the shed, are highlighted by the grid connected solar system and comprehensive water storage facilities. This is a truly unique residence, positioned near Yandoit Primary School, and within a twenty minute drive to Daylesford and Castlemaine. Yandoit is a thriving community, with 'Yandoit Cultural' holding regular music and theatre events, and the much loved annual Swiss Italian Festival. For those seeking an inclusive community, while enjoying the personal sustenance of a self sufficient lifestyle, this property will inspire. The address says it all. FEATURES: • semi off grid house w natural eco materials • steel framed shed/multi purpose space • ceiling fans • Ned Kelly wood heater • 4 tanks : totalling 90,000L • tank : 5,000L (next to house) • tank : 20,000L (next to garden , dam fed) • dam with plenty of water • irrigation for Vegetable Patches • sprinkler system for Garden • mains power w grid connected solar • potting shed & glass house • relaxing outdoor clawfoot bath • spectacular views of Mt Tarrengower [CLICK LISTING VIDEO LINK](#) for a virtual tour and insights