

590 Old Tolmie Road, Barwite, VIC, 3722



Acreage Semi-rural For Sale

Saturday, 14 September 2024

590 Old Tolmie Road, Barwite, VIC, 3722

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Type: Acreage Semi-rural



Toni Maynes

Netherbridge - Sustainable Rammed Earth Sanctuary on the Broken River

Discover a harmonious blend of sustainable living and tranquility in this architecturally designed rammed earth home nestled in a private setting beside a stunning rocky creek bed and above the serene banks of the Broken River. This eco-friendly residence offers not just a home but a sanctuary where nature, peace, and mindful living meet.

Blending seamlessly into its environment through the use of timeless construction materials such as rammed earth, iron and salvaged timbers (all with a story), the solar passive design offers superior thermal comfort, strength and durability as well as first class natural beauty.

Step inside to find warm, welcoming spaces that make you feel instantly at home. From the soft glow of natural light filtering through large windows to the earthy tones of the rammed earth walls, this home invites you to relax and unwind. From here you are invited outside to find yourself surrounded by nature's tranquility. Picture yourself sipping morning coffee on the deck overlooking the huge ornamental dam and your own private golf course, or gathering with friends and family under the stars in one of the many outdoor areas. This home blurs the lines between indoor comfort and outdoor bliss.

- 10 private acres (approx.) with river frontage
- Rammed earth construction
- Open plan kitchen/meals/dining area
- Living area with feature stone fireplace
- Chef's kitchen with stone benchtops and 900mm falcon oven
- Covered al fresco/carport entertaining area adjoining kitchen
- Master suite with views, ensuite and WIR
- Spacious office / second living area / kids retreat / 4th bedroom
- 2 additional bedrooms with BIR
- Main bathroom with free standing bathtub
- Zoned floor heating
- Entertaining deck overlooking dam and jetty
- 10m x 4.5m two room studio with split system for heating and cooling
- 3 bay shed built from unique reclaimed materials
- Dam for garden watering
- Treed property with firewood availability
- A mixture of native and ornamental trees and shrubs
- 9 hole course mown (longest hole nearly 200m)

Just 12 minutes from the bustling town of Mansfield, 45 minutes to the wineries in the King Valley and 2.5 hours from Melbourne.

****Disclaimer****

All information about the property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to the property.