

# 1 Kyneton-Metcalfe Road, Metcalfe, VIC, 3448

## House For Sale

Tuesday, 3 September 2024

1 Kyneton-Metcalfe Road, Metcalfe, VIC, 3448

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Robert Broadhurst  
0488300900

## Love the style, love the comfort, love the land, love the location

Every so often, a truly exceptional property comes to market—one that combines thoughtful design with unparalleled living experiences. 1 Kyneton Metcalfe Road is one such rare gem that will have you calling your broker and packing your boxes after just one visit!

Crafted as the current owner's forever home, no detail has been overlooked and no expense spared. Approximately 95% off-grid, the home features some remote operation appliances, including a split system, and dishwasher.

Swing open the front century old sunshine gate and get set to be delighted. Nestled in the middle of a beautifully landscaped 1-acre (approx.) lot, this home presents a modest facade with a full-length veranda. Step into the open plan dining and living area that reveals a complete interior transformation, boasting inspiring details and numerous 'wow' moments.

Australian-made recessed skylights illuminate almost every room, while feature horizontal timber panelled walls in 'goblin blue' and 'pale spring green' complement the pecan-hued flooring.

The kitchen, bathroom and laundry have been meticulously renovated. The country-coastal style kitchen features textured subway tiles, inbuilt lighting over benches and cupboards, an ASCO self-opening dishwasher, induction cooktop and Electrolux double pyrolytic oven.

The bathroom is likewise all class with gorgeous Italian wall tiles, a soaker bath, a stepless shower and a full standing vanity, along with the imported English towel heater. The laundry mirrors the kitchen's aesthetic and includes a large walk-in linen cupboard.

For year-round comfort, the all-electric home is double-glazed, well-insulated and features three split systems supported by an 11kW solar system with 16.6kW battery storage.

Of the three bedrooms, the master, situated at the end of the hallway, includes a walk-in robe with high-end custom cabinetry, offering an exceptional storage experience.

Outside, discover a thoughtfully designed private house yard with freshly laid turf and a sheltered undercover alfresco area. The landscaped native gardens attract local birdlife and the property features new boundary fencing for added peace of mind.

Infrastructure is top-notch, with a new carport, a 2-bay shed with a concrete floor, power and a side concreted pad encompassed by a full concrete skirt.

The location is a dream, rich in natural beauty and community spirit. Nearby, enjoy the Metcalfe cascades, tennis club and partake in community events like the tractor pull, wood chop and trivia nights. Just 15 minutes from Kyneton's shops and schools, this property is a heart-stealer. Be quick to inspect!

**\*\* We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**