

**2B Stump Street, Maldon, Vic 3463**



**House For Sale**

Wednesday, 19 June 2024

**2B Stump Street, Maldon, Vic 3463**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1 m2**

**Type: House**



Leah Panos  
0354721155



Andrew Turley  
0354721155

**\$1,450,000 - \$1,550,000**

As you pass through the gate and drive between stately olive trees, you could be forgiven for thinking you're in Tuscany. The air is clean and clear, the picturesque olive grove glistening in the sunlight. On a gentle rise with sweeping views across Mt Tarrangower, Mount Alexander and Mount Franklin, the property comprises 3.6 acres (1.462 hectares) of beautiful goldfields country. In a commanding position and designed to take full advantage of its glorious aspect, the 2014 custom-built executive residence of brick veneer, Scyon and Colorbond has been thoughtfully designed to deliver the very best of stylish, yet relaxed living with an indoor/outdoor focus; highly sought-after but rarely found. Stepping into the light-filled interior you'll be instantly taken by the walls of glass and wide sliders which draw the outside in, high ceilings and a crisp all-white palette further enhancing the sense of light and space. Flowing throughout the expansive dual aspect family zones, the polished concrete floors are a work of art. The designer kitchen is an entertainer's delight. An abundance of premium quality gloss cabinetry, sweeping stone benchtops including spacious island bench, large pantry and premium gas/electric appliances make meal preparation a delight plus a cleverly positioned office nook is in full view of the kitchen. And when outdoor dining is on the agenda, and in this home it will be often, draw back the dining space's glass sliders to an expansive covered alfresco patio overlooking your sparkling, heated, in-ground mineral swimming pool. When night falls, there are three beautifully appointed bedrooms, king premier suite with walk-in robe and stylish ensuite. Two queen bedrooms each with built-in robes share a superbly finished family bathroom with separate toilet. A dedicated home office/study also offers a fourth bedroom or second living space if desired. Beyond the home, and privately set within leafy surrounds, a super cute 6m x 9m lined and insulated barn-style shed with Ned Kelly wood heater, split system, power and water is the ultimate man-cave, workshop or studio. Beyond the shed you'll find the ruins of Woodlocks old farm house, the property's original home. Set within the ruins is a fire pit, the perfect year-round spot to sit and dip crusty bread in home grown olive oil while enjoying a beer or glass of wine. The property's 250 plus, 25-year old olive trees of four varieties offers a potential income stream or your own supply of olive oil. Equipment and mower available by negotiation. There are numerous additional highlights. A considered addition are the home's many eco-friendly features delivered without compromising on lifestyle quality and comfort. Taking full advantage of its north-west orientation, a 6kw solar system feeds back to the grid, while fully insulation and double-glazed windows and glass doors compliment the ducted reverse-cycle heating/cooling throughout and zoned to the bedrooms and family bathroom. The low maintenance house gardens and lawns have irrigation from mains water or the 22,500lt rainwater tank with pressure pump. There's a bespoke laundry with floor-ceiling cabinetry, heat pump HWS, mains power, town water, Starlink, plus garden shed, gate house and cubby with chicken palace. Everything your dream rural lifestyle desires is captured in this superb property. Warm and welcoming Maldon's vast array of amenities, including the local primary school, shops, cafes, services and sporting facilities are all within walking distance. Rural lifestyle living doesn't get any better than this. Bellissimo!