

# 6 Howmans Ln, Harrietville, VIC, 3741



## Land For Sale

Friday, 30 August 2024

6 Howmans Ln, Harrietville, VIC, 3741

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: Land**

## Luxury at the foot of the Mountain

Wake up each day in a home that epitomises contemporary elegance, with every window framing breathtaking views of lush greenery. This visually stunning 3 bedroom residence (with potential to add a fourth bedroom by converting the retreat) is nestled on a generous half-acre and is designed to embrace the Winter sun and provide refreshing shade in Summer.

Each bedroom exudes comfort and sophistication, featuring electric heaters and ceiling fans for year-round comfort. The large master suite flaunts an ensuite and a dressing room and both bathrooms in the home feature underfloor heating and heated towel rails. All bedrooms offer sheer drapes and blinds, allowing you to control light and privacy.

Throughout the home, all windows and doors are double glazed and with both a slow combustion wood fire and reverse-cycle air conditioning you are ensured a perfect climate year round. Solid NSW Spotted Gum floors add warmth and guide you through a space that combines high-spec finishes with thoughtful design.

The naturally lit open-plan living area is enhanced by automated highlight windows and double-glazed doors that open onto a large wrap-around deck featuring both electricity and gas connections. Enjoy your morning coffee with valley views, shaded by fitted blinds and protected by marine-grade safety wires.

The heart of the home is a high-end kitchen featuring a six-burner Smeg pyrolytic oven, an integrated Bosch dishwasher and a Blackbutt island bench that inspires culinary creativity. The versatile configuration of the downstairs lounge space offers potential for AirBnB type accommodation, with provisions for a kitchenette and laundry.

Outside, landscaped gardens showcase terraced beds of native ornamentals and fruit trees like avocado and kiwi berry. The 5Kw solar power system, 15,000-litre water tank, aerated wastewater treatment and double-glazed greenhouse promote sustainability while enhancing your living experience. The large vegetable cage and wicking beds ensure living a sustainable lifestyle is made easy. The large workshop space, complete with electricity and both hot and cold water, complete the outdoor space.

Completing this remarkable property are two driveways, ample parking, a large two-car garage and a fully fenced yard. Welcome home!