

35 Campiglis Road, Kwarren, VIC, 3249



Rural For Sale

Wednesday, 18 September 2024

35 Campiglis Road, Kwarren, VIC, 3249

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Rural

Otways Retreat Gellibrand District Property

Escape to a captivating haven of refined tranquillity with this bespoke 4-year-old residence, a harmonious fusion of contemporary elegance and rustic allure. Experience opulent living of the utmost calibre, enriched by an array of premier amenities that define an idyllic holiday retreat.

Poised to embrace the breathtaking panorama from every vantage point, this home is meticulously designed to frame the scenic beauty of its surroundings. Nestled amidst the rolling hills, verdant bushland, and picturesque farmland, the property evokes a serene park-like ambiance, with sunsets that grace the hills and evergreen vistas that enchant in every season.

The heart of this dwelling is an expansive open-concept kitchen, dining, and living space adorned with vaulted ceilings, a symphony of architectural grandeur that seamlessly extends to an outdoor oasis for gatherings. The modern country-contemporary kitchen is a masterpiece, featuring a substantial island with a servery and sink, a 900ml gas cooktop, double oven, premium dishwasher, and a capacious walk-through pantry, forming the central hub of the residence. Throughout, matte polished concrete floors lend an air of sophistication.

Discover two distinct wings that cater to relaxation and rejuvenation. The "Parents' Retreat Wing" indulges in panoramic views from its oversized windows, offering a lavish bedroom with an adjoining en-suite boasting a double shower, ducted vents, and a walk-in robe. Meanwhile, the "Guest Wing" showcases two generously proportioned bedrooms, each adorned with expansive windows, mirrored built-in robes, ceiling fans, TV connectivity, and ducted ceiling vents. The generous main bathroom seamlessly integrates a designer laundry with scenic hilltop vistas.

Further enriching the home's appeal is a versatile mudroom, which ingeniously doubles as a study area, all while providing ample storage and a connection to the outdoors.

Crafted with environmental consciousness, this residence boasts a 6.4-star passive solar design, enhanced by 6.5kw solar panels and a Sun Mate solar energy hot water system. Comprehensive insulation, a thermostat-regulated ducted air moving system servicing all areas, and double-glazed Rylock windows contribute to energy efficiency. An expansive alfresco haven with a 4-meter high insulated roof embodies passive solar engineering, offering an inviting space that adapts to seasonal changes and includes a secured yard for pets.

Adding to the allure are a 10kw reverse cycle air conditioner, a substantial wood heater with ample wood supply, and rainwater tanks totalling over 50,000 litres, ensuring sustainable comfort. The landscaped gardens, spring-fed dam, and seasonal creek enhance the property's allure. A secure fenced area spanning approximately 5 acres accommodates various livestock. There is also a barn studio/man cave/stable with modern amenities that can be used in many other ways.

The picturesque locale beckons with its proximity to the Gellibrand River Pub, the enthralling Otway Art Trail, and the famed Beechy Rail Trail. Forest and Otway Breweries, the Otway Fly, and vibrant festivals like the Forest Festival and Blueberry Festival are within easy reach. Enriched by an abundance of native wildlife, this residence offers a compelling invitation to embrace the quintessential country lifestyle.

Indulge in the epitome of rural living, where sophistication meets serenity, and every moment is a cherished memory waiting to unfold.

Inspection by appointment please contact Daryl Osborne or Josh Lamanna