

549 Marysville Road, Narbethong, VIC, 3778



Rural For Sale

Saturday, 31 August 2024

549 Marysville Road, Narbethong, VIC, 3778

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Type: Rural

QUALITY MUD BRICK HOME WILL EXCITE AND INSPIRE

Inspired by nature, this truly unique home in a quiet country setting provides peace of mind and a high quality of life.

With a five-star energy-efficiency rating and occupying a private 1059*sqm, the owner designer/builder's three-bedroom, mud brick cavity construction has major thermal benefits.

For those who want to be connected to nature without sacrificing modern convenience, the property is moments from Marysville and a 25*-minute commute to Healesville.

Surrounded by crown land, public conservation land and the Acheron River, the residence is warm in winter and cool in summer.

With passive solar heating, the continuous-flow layout features towering ceiling heights, clerestory windows, large expanses of north-facing glass, abundant natural light, hydronic floor heating, recycled jarrah and red gum dadoes as well as recycled red pine ceilings.

The kitchen/living/dining zone is centred around a striking, freestanding Count Rumford designed stone fireplace (external fed air), with a back-to-back EverHot slow combustion stove (water jacket plumbed for optional hot water use in winter).

The light-filled kitchen showcases LPG gas hotplates, under-bench oven, custom timber cabinetry, recycled jarrah countertops, garden outlook and a dishwasher.

Three spacious bedrooms (one with floor-to-ceiling picture windows) all come with built-in robes and share a full-sized bathroom, including red gum accents, separate shower and a separate toilet plus a deep-soak spa bath.

The secluded allotment features the right amount of cleared areas and native bushland, including the planting of black wattle and blackwood trees as privacy screens and for their fire-retardant qualities.

Low-maintenance appeal, high level of finish and only 1.5* hours out of Melbourne, this rare home and idyllic hideaway is your best move.

Private sale by negotiation.

Inspections by appointment only. For further information please contact Nik Patek on 0409 936 210.

*Approximately

Upon Request: Information can be provided in relation to the vendors Adverse Possession claim on adjoining lots to convert to freehold.