



## Eco-Friendly Retreat

### Sustainable Living and Unique Features

This one-of-a-kind property offers a rare opportunity for sustainable living, combining rustic charm with modern comforts. Perfect for those seeking peace and tranquility.

The main house is an eco-friendly masterpiece with reclaimed timbers and straw bale construction, offering a cozy, split-level layout. Inside, you'll find a gourmet kitchen with an island bench, walk-in pantry, induction hot plate, double dishwasher, and a 600mm Baumatic oven-ideal for cooking enthusiasts.

The home boasts exceptional insulation, with three layers in the walls and ceiling, along with hardwood flooring, slate tiles, and double-glazed windows for energy efficiency. The master bedroom is a serene retreat with large windows, external access, a walk-in robe, and plenty of storage. The bathroom is your own private spa, featuring an inbuilt spa, open double shower, and

2 2 1 3,677.50 m2

**Price** \$695,000 -  
\$720,000

**Property Type** Residential

**Property ID** 615

**Land Area** 3,677.50 m2

### Agent Details

William Verhagen - 0437 371 969

### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
0407 531 226

double vanity.

A Nectre wood heater adds warmth throughout, while a separate laundry and toilet provide added convenience.

Step outside onto the decking, surrounded by established trees and gardens, where you'll find a peaceful sanctuary.

The secondary living space is housed in a unique shed, complete with straw bale walls, double-glazed windows, and a wood heater for comfort. This 1-bedroom, 1-bathroom space includes a kitchenette, dishwasher, induction cooktop, and a 600mm oven, offering flexibility as a guest retreat or additional living area. The slab is fitted with hydronic underfloor heating, and the property is powered by a 5kW solar system, reducing energy costs.

Outside, the property truly shines. A workshop with power and a roller door is perfect for DIY projects or storage. The circular driveway leads to a greenhouse with a spa. With a mix of cleared and bushland, there's privacy and natural beauty at every turn. A thriving vegetable garden and over 50,000L of water storage capacity (across 6 tanks) ensures sustainability. A charming pond and a wood shed complete the outdoor living experience.

Additionally, a tiny house serves as a perfect cabin-like retreat or studio. Built using milled wood from the property itself, it features a large window with breathtaking mountain views. With power and a roof-mounted hot water system, this tiny house is as functional as it is charming.

Whether you're looking for a peaceful retreat, a self-sustaining lifestyle, or a home with room to grow, this property offers endless possibilities.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.