

SOLD



523 Pauls Lane, Dixons Creek



## MUDBRICK DREAM HOME ON 10 ACRES WITH VIEWS

The Yarra Valley is one of the best places to live in the world.

And if you were to live in the Yarra Valley - with its fine dining, natural assets, clean air and marvellous views - your first choice would be Dixons Creek.

523 Pauls Lane brings together the eucalyptus air of Pauls Range, the joy of homesteading and small farming, and the charm of a mudbrick home.

Be inspired by this one of a kind mudbrick home featuring 4 generous sized bedrooms, 2 with built-in robes and all soaked in natural light. 2 bathrooms including an ensuite to master with double vanity and sweeping views across the property. The unique design, with its stack-stone / mudbrick façade and clerestory windows deploys reclaimed hardwood timbers, solid

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**Price** SOLD for  
\$1,580,000

**Property Type** Residential

**Property ID** 629

**Land Area** 40,500 m2

### Agent Details

Rob Verhagen - 0448 820 022

### Office Details

Integrity Real Estate - Yarra Glen

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red brick floors and dreamy stained glass.

The old world charm has not forsaken modern comfort with a fully renovated kitchen by the award winning Mint kitchen group supplying a high-end Falcon oven, quality cabinetry and stone bench tops.

Adding to the comfort are 2 wood heaters including a highly sought-after "Esse" Ironheart with combustion cooking ability for those dreaming of a simpler time. The home is also heated and cooled by 5 reverse cycle split systems, one to each bedroom, and is supported by a 9.8 kw solar system with Tesla battery back-up.

Additionally, there is considerable shedding including 9 m x 10 m machinery shed with concrete base – space for a tractor. There is also a concrete-based shed fitted out with air conditioned home office / teenage retreat, and attached 6 m x 6 m single car garage, and double carport / huge wood shed.

Externally, the property has 3 acres cleared with 7 acres sparse bushland, walking trails galore and a massive dam for watering animals. The property enjoys open views over farmland. There is a detached pergola as well as covered entertaining alfresco with outdoor bath – perfect for Airbnb.

For the homesteader at heart, there is a fully secure chicken palace allowing chickens the freedom to roam safely. Multiple fruit and nut trees and an expansive vegetable garden featuring raised wicking beds.

This property is literally steps to Pauls Range State Forest, perfect for adventurers, bush walkers, and riders. It is minutes to the valley's landmark wineries, saturated in breathtaking views and positioned privately on a no-through road. This property is not one to miss.

To arrange an exclusive private inspection, text 523PAULS to 0448 820 022.

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