



1609 Don Road, Don Valley

Integrity



CHARACTER CASTLEMAINE STONE HOUSE + SHED SECOND DWELLING

Picture the scene: a peaceful fern-flanked drive coming off the quiet blacktop of Don Road. You pull into a clearing with a stone house perched in view of an outlook down the valley. 4 bedrooms, 2 bathroom (incl ensuite), a swimming pool and a massive custom two storey workshop. Coming home never felt so good.

This property truly is unique – from the character-built homestead, wrapped with double verandas, surrounded by equal parts paddock and pristine bushland, to the machinery shed to envy.

- + Castlemaine sandstone dwelling
- + Swimming pool
- + 12 panel 6.5 kw solar system
- + solid Brazilian black granite benchtops
- + floor-to-ceiling stone Open fireplace, wood heating
- + 2 x reverse cycle split systems

4 2 12 8

45,600 m2

Price \$1,475,000 - \$1,545,000

Property Type Residential

Property ID 693

Land Area 45,600 m2

Agent Details

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Office Details

Integrity Real Estate - Yarra Glen

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- + Heating in bedrooms
- + Hardwired security cameras

SHED

- + 15 m x 16 m shed with lean-to, warehouse shelving
- + Heavily insulated and tongue-and-groove lined walls
- + Upstairs library / temporary studio accommodation
- + Extensive power outlets throughout the workshop and electric hot water
- + Insulated floor / slab supporting under-floor hydronic heating, serviced by wood burning heater

This one-of-a-kind property satisfies on all fronts: the quiet of a bush location, extensive wildlife and birdlife on property. Paths cleared in the forest for easy communing with the natural inhabitants and for exercise and yet able to be maintained by use of a ride on mower.

The fenced paddock offers grazing options for livestock. There is also a duck pond used by both black ducks and wood duck, and adjacent duck house.

Only 5 minutes to Warburton Highway or 15 min to Maroondah Highway; sustainability upside, and the lifestyle attributes of its idyllic Don Valley position. Prepare to be amazed.

Text 1609DON to 0448 820 022.

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