



18 McMahons Road, Kinglake



Quintessential Mudbrick Charm On Over Half Acre

- 3 bedrooms | 1 bathroom | 2 living areas
- Double carport with mudbrick workshop
- 2,405sqm plus reserve land | Stable/Paddock for animals

There is a particular kind of home that never goes out of style. Not because it chases trends, but because it was built with a conviction that most modern construction simply cannot replicate. McMahons is one of those homes.

Built in 1980 by someone who understood that mudbrick is not just a material but a way of living, this two storey Kinglake character home has been owned by just two families in its entire life. The walls have been resealed and are in excellent condition. The upstairs has been replastered. An interior designer has been through and assisted in restyling the home throughout. What remains is a property that feels genuinely cared for, not renovated into something it was never meant to be, but

3 1 3 2,405m²

Price \$770,000 -
\$840,000

Property Type Residential

Property ID 837

Land Area 2,405 m²

Agent Details

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respected for exactly what it is, and its historical charm.

The Dwelling

The warmth hits you the moment you walk in. Mudbrick does that. The thermal mass of the walls keeps the home naturally cool through summer and remarkably comfortable through the cooler months, a quality hard to reproduce. Two living areas across the two levels give the floor plan breathing room, with tiled and carpeted floors running through the home depending on the zone.

Heating is generous with ambient Coonara gas log fireplace, a Wundowie Foundry antique cast iron pot belly in the kitchen, and two Mitsubishi reverse cycle split systems covering both levels independently.

The kitchen presents beautifully. Original in its bones but 2pac sprayed and fully restyled, it is light filled and characterful with the original timber benchtop giving it a warmth that reconstituted surfaces simply do not have. A La Germania 900mm freestanding oven with 5 burner hotplate sits at the centre of it, and a splashback update ties the space together.

The bathroom was updated in 2015 with a fresh walk in shower and new vanity with upgraded basin; clean, modern and practical without losing the character of the home around it. All 3 bedrooms include built in robes, with the master featuring a convenient walk in robe.

The Shedding and Grounds

The double carport in tandem configuration is built to match the house and consistent with its character. It has power and eco mod wood screening across the rear. An adjoining mudbrick workshop gives the space genuine utility beyond vehicle storage. A wood shed, storage shed and container round out the shedding, with the container housing additional backup services such as pumps and generator.

The 2,405sqm block includes a rear paddock with a stable, currently housing alpacas. It extends beyond with fencing into

the road reserve essentially providing 3000sqm of usable land. The bitumen driveway and brick paving have been redone and present well on arrival. The township is moments away. Melbourne is just over an hour. A home of this age, condition and character does not come up often in this community.

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