

2 Tommy Hut Road, Kinglake West







An Australiana Masterpiece on Sprawling 5 Acres

5 3 8 20,190m2

• 5 bedrooms + study | 2 bathrooms + powder room | 3 living areas
• 8-car accommodation | 16x16m powered shed
• 5 acres | 5 paddocks | Horse boxes | Water to every paddock
• Built 2020 | 3m ceilings | 42sq living | ~60sq under roof

There are properties that look good on paper and feel ordinary in person. Then there are properties like this, where every detail tells you the builder knew exactly what they were doing, and wasn't cutting corners anywhere.

Built in 2020 on 5 acres of well-established rural land, this Kinglake West home is a study in how to build a high-spec country residence without sacrificing warmth or practicality. Linea board cement sheet cladding, concrete stumps, insulated underneath, double-hung sash timber windows double-glazed throughout, the bones are as solid as the finishes are beautiful.

Price	$1,750,000 - $1,850,000
Property Type	Residential
Property ID	843
Land Area	20,190 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
03 9730 2333

Integrity
Yarra Valley & Kinglake Ranges

Three metres of ceiling height sets the tone from the moment you walk in. Heritage profile skirting boards and replica architraves, clean decorative cornice, hybrid engineered floors underfoot, this is the kind of interior that earns the word bespoke without having to reach for it. Internal walls around the wet areas and master bedroom are insulated for acoustic privacy, a detail most builders skip entirely.

The kitchen is the centrepiece. YDL Caesarstone tops, satin finish 2-pac cabinetry, La Germania 900mm freestanding oven, Bosch dishwasher, an integrated vintage farmhouse sink and a plumbed fridge cavity. The walk-in butler's pantry adds a full sink and storage, practically and beautifully finished. The sense of space carries through the 3 living zones, each with its own character and purpose.

The master suite is its own wing. A large custom walk-in robe leads to an en suite with double vanity, triple shower heads and a separate toilet. Every bedroom is fitted with built-in robes and ceiling fans. The main bathroom earns its own mention, a 1.75m × 950mm shower, freestanding bath, reclaimed messmate timber vanities crafted to order, and PVC plantation shutters throughout the wet areas.

Storage has been genuinely thought through: large walk-in linen, a dedicated stationery cupboard, décor cupboard, laundry cupboards, and a study with communications cupboard already cabled for the home office setup. The laundry itself doubles as a dry room with Caesarstone benchtops and 2-pac joinery.

Year-round comfort is covered by ducted zoned refrigerated heating and cooling, a Regency wood heater for the cooler months, and two Rinnai gas instant hot water systems. Connectivity is sorted with Starlink currently in use, plus fixed wireless and Skymuster available. Externally the silvertop ash wrap-around verandah and undercover entertainment deck draw the outside in across every season. The home and property are complete with 3 phase power as well.

The Shedding

The 16×16m powered shed is purpose-built for people who actually use their shed. Burnished concrete floor at 100mm thick, AirCell wrap throughout, two remote-controlled roller doors, 2x at 2.3m clearance and 2x at 3m clearance for the bigger gear. A wood heater stays, LED lighting throughout, and a fully fitted internal office with reverse cycle air conditioning and Cat 6 cabling run directly from the house. Eight vehicles can find shelter across the shed and garaging combined, as well as other equipment such as boats, trailers and caravans.

The Grounds

5 acres divided into 5 paddocks, with horse boxes in three and individual water points with float-fed troughs to every paddock. Currently running sheep, ponies, alpacas, ducks and chickens, the infrastructure is in place and ready to carry whatever you bring to it. A large chicken coop with its own dedicated tap, a substantial veggie garden area with a framed cover ready for netting, and 110,000L of rainwater storage complete the picture.

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