







A ONE-OF-A-KIND ARTIST'S HOME WHERE ARCHITECTURE MEETS NATURE

Set across approximately 2.25 acres in the beautiful Yarra Glen countryside, 35 Scott Road is a truly distinctive Ross Henry-designed residence, offering a unique blend of architectural character, artistic expression and a deep connection with its natural surroundings.

An artist's home, with an individuality of its own, this exceptional property brings together considered architectural design, established Tuscan-style gardens, versatile accommodation and extensive creative spaces. With its north-facing main residence and peaceful rural setting, it presents an opportunity to embrace a lifestyle that is as inspiring as it is practical.

At the heart of the property, the thoughtfully designed main residence combines quality fixtures and finishes with a considered approach to light, orientation and everyday living.

4 3 4

Price	$1,800,000 - $1,980,000
Property Type	Residential
Property ID	897

Agent Details

Joel Taylor - 0457 920 684
Nikki Mutsaers - 0456 654 803

Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia
03 9730 2333

Upstairs, the home features welcoming Entry with black butt timber floor which opens up into a beautifully designed Kitchen/Living/Dining area with high, timber lined ceilings and spectacular 180 degree views of the Yarra Valley. As an added bonus, the Kitchen has been updated with new cabinetry, a new 600mm Gaggenau oven, Miele electric cooktop and dishwasher.

The Master Bedroom is north facing, with walk-in-robe along with an ensuite that was beautifully renovated in 2022. It features an open shower, bath, double vanity, heated flooring, heated towel rail. The Master wing has doors opening up onto the balcony.

To the rear of the house there is a separate Art-Studio / 4th Bedroom, also with amazing views and its own access to a balcony at the rear of the house, overlooking the gardens and the rest of the property. There is a Laundry with access direct to garage, plenty of storage and a 2nd bathroom.

Downstairs, the property reveals an additional dimension, with flexible accommodation and spaces suited to guests, extended family, creative pursuits or independent living. It has its own Living Space, two bedrooms, including one with a walk-in robe. It is complemented by a wine cellar/storage room, additional bathroom incorporating a shower, vanity and toilet. Polished concrete flooring, Roman blinds and panel heating complete this versatile level, along with glass doors to a protected patio outside.

The whole house is double glazed with wood heaters upstairs, while the home's heating and cooling systems provide comfort throughout the seasons.

For those drawn to artistic pursuits, the dedicated art studio (or fourth bedroom/ third living area) provides an inspiring and functional space, equipped with heating, lighting, storage and a sink with water connection. An additional below floor storage room/ cellar with external access, further extend the property's creative and practical possibilities.

The grounds and outbuildings offer an equally impressive range of improvements. Established Tuscan-style gardens create a

distinctive backdrop to the residence, while approximately 58,000 litres of rainwater storage support the property. A substantial double lock-up garage measuring approximately 7m x 6m is accompanied by an additional shed or outbuilding measuring approximately 9m x 15m, along with a wood shed, tractor shed and tool shed.

The property is equipped with two Fujitsu reverse-cycle air conditioners, one Sanyo reverse-cycle air conditioner and panel heating throughout the residence. There is 6.7kw of solar power and a Rinnai LPG gas system.

Located within the Yarra Valley, Yarra Glen is renowned for its scenic countryside, vineyards and rural lifestyle, with the region's wineries, restaurants and surrounding natural attractions within easy reach.

With its architectural pedigree, artistic character, flexible accommodation and extensive infrastructure, 35 Scott Road offers a rare opportunity to secure a property with genuine individuality-a home where views, nature, creativity and country living come together in a truly memorable setting.

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.