

60 Chapman Road, Mount Toolebewong







The Ultimate Lifestyle of Living Off The Grid

4 2 2 59.25ac

Have you ever had a dream that you want to be away from all the hustle and bustle and be able to live without the electricity, water and gas bills that are ever consuming?

This could be your chance to own a property approx. 60 acres in size, have a large modern and eco-friendly home while being part of the natural bushland and fern gullies that surround you.

The house, approx. 35 sqs in size, is spacious and generous in size, with 4 bedrooms, 2 bathrooms plus an open plan design living area in the heart of the house which leads into a covered in alfresco space. The centrepiece in the lounge room is the wood fire and with the kitchen and dining rooms joining together to provide a fabulous entertainment area and family meeting place.

The fully enclosed outdoor living and entertaining space creates a comfortable and private area. Constructed of colourbond and hardiplank with double glazed windows the style is certainly on trend.

The whole living off the grid experience is easily satisfied with the

Price	$1,100,000 - $1,200,000
Property Type	Residential
Property ID	898
Land Area	59.25 ac
Floor Area	325 m2

Agent Details

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Integrity Real Estate - Yarra Glen

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addition of 22 solar panels with a bank of batteries supplying up to 1800-amp hours, a 25000-litre water tank, a worm farm for the septic and grey water system, plus 4 reverse cycle split systems. A 6-person fire bunker and a roof fire sprinkler system are also in place.

Established tracks run through the property which is surrounded by a Melbourne Water reserve on 2 sides. The wildlife is endless with a parade of wallabies, wombats, lyrebirds and many other species but not forgetting the abundant birdlife that come to visit. Its hard to believe that you are still only 15 minutes' drive to the vibrant Healesvillé township and the fabulous experiences that Yarra Valley has to offer.

Call today for an appointment to come and inspect this unique and special property that offers a lifestyle that is dreamt about.

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