



SOLD

14-16 Brumfield Road, Healesville



## A Magical Mudbrick Home on 2.5 acres approx. Priced to Sell

There is something very special when you approach the entrance to this beautiful residence. Experience the charm and character that has been created by the landscaped setting including a stunning Pondless stream along with the rustic charisma that a mud brick home evokes. From the moment of entering the home you experience the comfortable fusion of a modern style combined with the earthy and relaxing feeling that this type of home is so well renown for.

Space is not compromised with 3 separate living areas including a formal lounge with an open fireplace, a family room with a Gas Coonara heater plus a rumpus room with a new large reverse cycle split system. There are 3 bedrooms with robes and a fourth bedroom that would also make an ideal study or parents retreat currently used as a walk-in robe along with 2 renovated bathrooms. The fantastic alfresco area leads down to another covered entertainment area which has electric outdoor blinds plus and 8-seater spa. Perfect for all year round entertaining.

 4  2  6  10,116 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	96
<b>Land Area</b>	10,116 m <sup>2</sup>

### Agent Details

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### Office Details

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**Integrity**  
Yarra Valley & Kinglake Ranges

The living areas have been positioned to take in the sweeping views across Healesville to the nearby mountains and with a northerly aspect allowing the light to flood through highlighting the polished concrete floors and the tastefully renovated kitchen. This property has so much more to offer. Along with the 20 solar panels, a brand-new hot water service, the huge garage is currently converted to a home office with all the mod cons, however there are approved council planning plans and permits to allow the space above of garage to be converted into a B&B.

The paddocks are fenced and home to 3 Alpacas and 5 chickens that would love to stay on at their forever home with the new owners. A double carport, new shade sails and the option of returning the home office back to a garage allow for the car enthusiast/caravan or boat owner to have ample room to store their treasured possessions. As well as this there is also a large storage shed for a workshop if needed and with 2 driveway entrances there is plenty of space for a tradie who may have equipment or extra vehicles.

Imagine this lifestyle within walking distance to the town, schools, transport and everything else that Healesville has to offer. Properties of this calibre do not become available everyday so make the most of this opportunity and call for an inspection today.

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