

Sold



27 Lennox Rd, Halls Gap



PASSIVE PLACE

A truly amazing lifestyle package awaits as you enter down the driveway and around to this stylish North facing passive solar designed home set on 15.36 hectares with panoramic Grampians views.

Built in 2013 by a quality local builder the home features lovely thermal mass polished concrete floors and large picturesque double glaze windows, that ensure comfortable temperatures are maintained inside the home all year-round.

The exterior wall cladding is a mix of corrugated iron and sawn weatherboards while inside the home has been tasteful mixed with a combination of new and recycled pieces to give the comforts of today together with the charm of yesteryear.

There are delightful views over the garden to the mountain backdrop from the open kitchen, meals and living areas. The kitchen is fitted with a 900 mm gas stove with electric oven, dishwasher, big island bench and walk-in pantry. The meals area adjoins, as does the living area with combustion heating. The central passageway with its high clerestory windows leads to two spacious bedrooms, a big bathroom with ball n' claw bath, walk-in shower, vanity and toilet, laundry with good storage, separate second toilet and the entry/ mud room.

A single carport adjoins the house plus convenient to the house yard is a garage/ workshop with double carport and a studio/ third bedroom.

Outside enjoy the serenity, bird and wildlife and take in the Grampian views, sunsets and sunrises from one of the several sitting options or wander amongst the garden, fruit trees and the chook pen.

Zoned rural activity and with a frontage to Ararat – Halls Gap Tourist Road, the list of features go on and on. Town and tank water connected, beautiful undulating land with a large cleared space and dam, natural treed area plus orchard with 50+ fruit trees, twelve by six metre shed and eco-friendly worm farm septic system.

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Price	SOLD for \$1,000,000
Property Type	residential
Property ID	2685
Land Area	15.36 ha

Agent Details

Emily Dalkin - 0408 541 300

Office Details

Stawell
189 Main Street Stawell VIC 3380
Australia
03 5358 1300

Monaghan's
REAL ESTATE

Your inspection is highly recommended to appreciate all this property has to offer.

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