



SOLD

A MASTERFULLY CRAFTED RURAL SANCTUARY

This exceptional architect-inspired residence represents seventeen years of thoughtful stewardship, transforming a bare paddock into one of the region's most distinguished country estates. For detailed information, 3D tours and videos, visit: www.31hartleyroad.com

A meandering crushed gravel driveway bordered by mature maples leads to this meticulously designed 20-acre holding where architectural integrity and livability converge seamlessly. Intelligent orientation captures perfect natural light – morning sun in the study and rumpus, glorious afternoon sun in living areas. Expansive floor-to-ceiling double-glazed windows frame vistas across established gardens to distant horizons.

EFFORTLESS COMFORT & EFFICIENCY

Fully insulated (R6 ceiling, R4 walls) with hydronic underfloor heating throughout polished concrete floors. A 6KW solar array delivers impressive results: approximately \$300 monthly in winter to \$50 in summer. Large sliding doors create remarkable cross-ventilation, whilst remote-controlled blinds provide climate management.

AWARD-WINNING SPACES

The open-plan living heart flows through generous spaces designed for daily life and grand entertaining. The kitchen – winner of the Building Designers Association of Victoria's Most Innovative Kitchen Design award (2012) – features a butler's pantry and walk-in wine cellar.

Living areas transition seamlessly to a generous covered alfresco with full outdoor kitchen. Multiple outdoor retreats include a sun-drenched deck, charming fire-pit area, and seating areas throughout the gardens.

FLEXIBLE ACCOMMODATION

The master suite offers sweeping rural views, luxurious ensuite and walk-in robe. Two additional spacious bedrooms feature built-in robes and captivating vistas.

The study converts easily to a fourth bedroom, whilst the rumpus room provides further options. The garden studio (currently olive oil production) suits guest suites, home office or artist's studio.

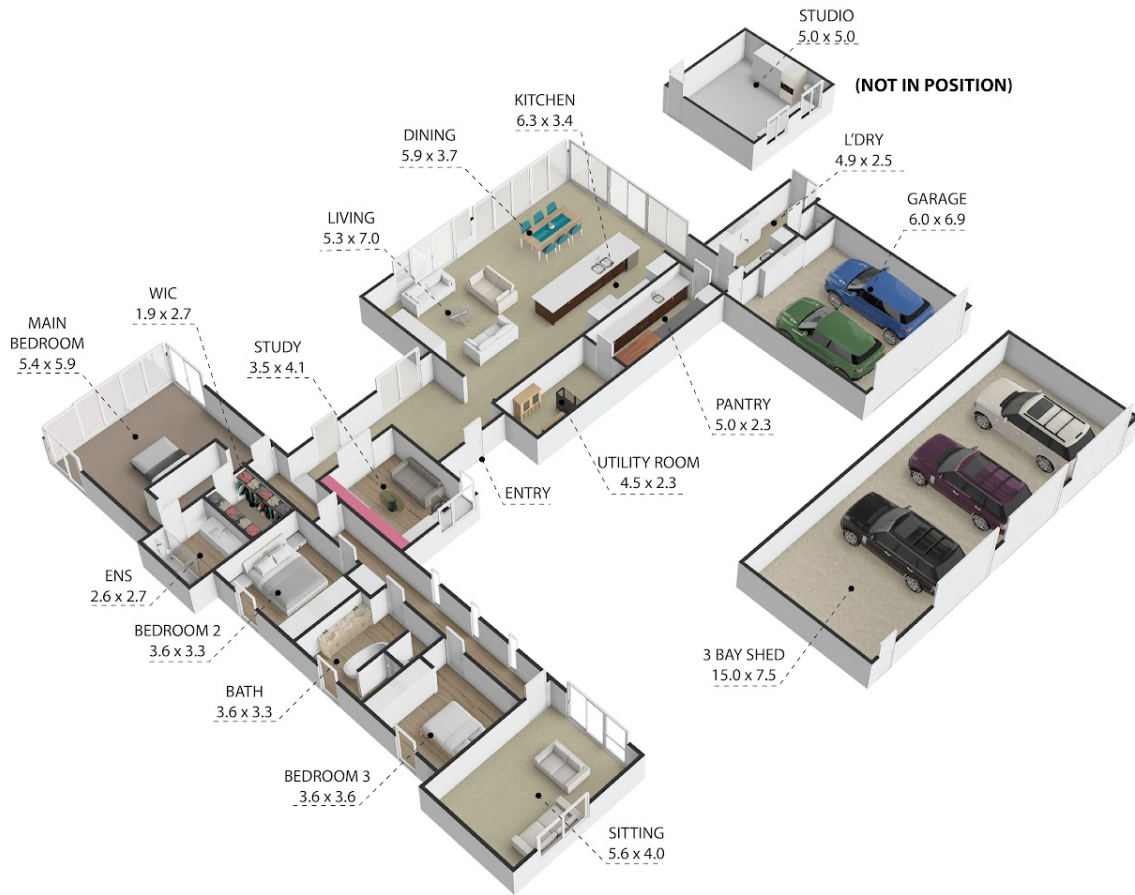
4 BED | 2 BATH | 5 CAR

PRICE:
\$2,350,000

OPEN FOR INSPECTION:
N/A



Leo Edwards
0472523445
leo@atrealty.com.au
www.atrealty.com.au



31 Hartley Road, Meeniyan, VIC, 3956

TOTAL APPROX. FLOOR AREA 431 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Leo Edwards
0472523445
leo@atrealty.com.au
www.atrealty.com.au

