

154 Boundary Road, Maldon, VIC, 3463



House For Sale

Saturday, 16 November 2024

154 Boundary Road, Maldon, VIC, 3463

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Type: House



Leah Panos

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Beltana peaceful, easy living in a tranquil country setting

On the outskirts of Maldon an easy 2km walk to town, electric gates open to a winding drive through stands of native timber arriving at the craftsman designed and constructed family residence with excellent dual occupancy accommodation all set on 7.2 acres (2.9 hectares).

Constructed of thermally efficient Hebel block, the ranch-style home boasts wide, verandahs and feature windows in every room filling the home with natural light and merging the interior with its tranquil surrounds. Airy and spacious, with 9' ceilings, the main residence opens to a free-flowing living and dining area with dual aspect and glass sliders to the front and rear verandahs. Spacious, modern and in soft neutral tones, the kitchen more than meets every need with an abundance of under and above counter cabinetry, sweeping black benchtops, gas and electric cooking, walk-in pantry, breakfast bar and lovely outlook. And for alfresco dining and entertainment, the wide verandahs and glorious property views are a beautiful setting. There are two main bedrooms, premier suite with walk-in robe and ensuite with shower, spa bath, vanity and toilet plus second bedroom with built-in robes. There's a dedicated study or third bedroom if desired and a centrally located, well-appointed family bathroom, large laundry/mud room and linen press. A small flight of stairs leads to a 6mx2m wine cellar with racking. Numerous additional highlights include reverse-cycle air-conditioning, ceiling fans, slow combustion heating, quality fixtures and fittings throughout, ducted vacuum system, heat pump hot water, plus carport. The property boasts mains water plus two tanks totaling 80,000 litre, 3 phase power, Taylex waste management system and garden/wood shed.

Under the roofline and with its own entrance is a beautifully appointed apartment comprising two queen bedrooms each with built-in robes, spacious open-plan living/dining area with reverse-cycle heating/cooling and wood-fire heating, kitchenette, bathroom and powder room, making this an ideal teenager or guest retreat, or revenue generating long-term or holiday rental accommodation venue.

Fully fenced, the very private bushland setting is sublime. Two connected dams with water rights to hold an impressive 1megalitre of water, perfect for maintaining the native gardens that embrace the home. Excellent infrastructure includes a 4 bay, 6m x 12m shed with concrete floor, power offering excellent vehicle storage and workshop facilities. A second, insulated shed delivers storage plus undercover space for plant and machinery.

Beltana's beauty is in its location, flexibility of use and the tranquil lifestyle it offers. Being only minutes from Maldon's vibrant café and shops, school and sporting facilities make this an exceptional family-friendly oasis, while the added benefit of self-contained accommodation and associated revenue-generation potential further enhances this property's lifestyle appeal. Whether as a permanent home or weekend retreat, Beltana delivers superb country living.