

35 Brady Road, Spring Hill, VIC, 3444

BROADHURST
Macedon Ranges | Central Highlands | Spa Country

Sold House

Saturday, 16 November 2024

35 Brady Road, Spring Hill, VIC, 3444

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Robert Broadhurst

On Top of the World

SALE BY SET DATE: Monday November 18th 2024

Every now and then, an extra special property hits the market—one will transform the lifestyle of its lucky purchaser and raise the bar for everyone else's property dreams. Visitors will return home from this memorable holding with lingering visions of the reservoir, fresh air in their lungs and the feeling of being wrapped in a hug from a home that will undoubtedly leave its imprint on them.

Perched high above the Coliban Reservoir, with views of Mount Macedon stretching beyond, nature's beauty takes centre stage. Facing east, the home is perfectly positioned to behold changing weather patterns, mesmerising sunrises and moonrises reflecting on the water, synonymous with its namesake, 'Bella Luna'.

This home, a peaked roof timber barn, was lovingly constructed in 2000. It exudes a special sense of belonging within this landscape and embodies the very best in home-sweet-home vibes.

Clad in natural boards, it features a wide paved and trellised alfresco area, perfect for this year's Christmas lunch, with the reservoir as your stunning backdrop. Yes, it will certainly be one to remember!

Step inside and be prepared for another wow moment. The home is earthy, light-filled and unique, thanks to its special design elements. Think multi-pane windows and repurposed doors salvaged from a South Melbourne primary school. Natural tones and textures create a calming and cosy atmosphere, enhanced by timber panelling, seagrass matting and cream cobblestone tiles.

At the ground level, the open plan layout incorporates the kitchen, dining and living areas, as well as a practical mudroom, laundry and bathroom. A central wood fire serves as a cosy focal point, while air conditioning ensures comfort year round.

Upstairs, two light filled bedrooms await- each with windows at either end of peaked roof. This area wraps you in warmth, like a hug from an old friend.

Outside, beyond the formal entry and grand drive, carefully maintained gardens framed by Leighton Greens and Macrocarpa windbreaks offer privacy.

Set on 15.5 hectares (approximately 38 acres), the land is divided into 7 paddocks, including the house yard. The property is enhanced by dry stone wall borders and carefully planted water filtration belts, ensuring that the water quality flowing into the reservoir below is at its best.

Embark on an adventure with a picnic basket in hand and explore this beautiful property. Meander through a nature belt of 1,500 native trees planted 4 years ago and climb over rock formations that become the centre of a seasonal creek—sure to delight both young and old.

With regards to infrastructure, a multipurpose shed stands ready with a garage and space for machinery needs, complete with a potting area out front. A reliable bore supplies gravity-fed troughs, while a dam that never runs dry provides a haven for water birds, adding another layer of appeal.

Nestled in a tightly held and rarely available pocket, Brady Road is a no-through lane generally unknown to outsiders.

From this special address you are only 15 minutes from Kyneton, 20 minutes to Woodend and 22 minutes to Daylesford. Not only are you on top of the world, you'll feel a million blessed miles away from the hustle and bustle.

** We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.