

**62 Potts Road, Taradale, Vic 3447**



**House For Sale**

Sunday, 10 March 2024

62 Potts Road, Taradale, Vic 3447

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 6 m2**

**Type: House**



Tamara Mactier  
0354222127



Nathaniel Briggs  
0354222127

**\$1,695,000 to \$1,795,000**

With a gorgeous mix of new and old, of native and exotic trees and plants, of sheds and a gallery, of gardens and paddocks, this striking architectural home sits perfectly positioned in the lee of a hill and the beautiful grove of native trees. The house, with a focus on being solar passive, has a simple and easy living layout, open plan but with each area having its own space, the dining tucked to the side, the living area with soaring ceilings and the kitchen, set high, at the core of this area. The house, with its' polished concrete floors, has an expansive feel with the indoor pool, seen through large indoor windows, creating a spacious ambience. Accessed from the welcoming atrium is the main bedroom suite, which is just that, a suite. A very spacious bedroom, separate living and office space, walk in robe and bathroom with spa and double basins. The views from this upstairs area are gorgeous and framed beautifully through the windows. Two other bedrooms downstairs are supported with the family bathroom. A powder room is tucked just inside from the integrated garage. The land is broken up into paddocks, has a large dam and the piece de resistance, the 100 year old shearing shed still in working order, the art studio space and large shed all with the benefit of a second access via Station Street. Set in the core of the exciting Castlemaine and Kyneton region (approx. 15 minutes to each town), and just a kilometre from the centre of Taradale and its' strong community has a lot to offer for young families with a thriving primary school, fantastic playground, this is an easy move for all generations. Taradale is just over 5 minutes to Malmsbury Railway Station, and has easy road access to Melbourne 1 hour to Bolte Bridge, 40 minutes to Melbourne Airport or 30 minutes to Bendigo and Daylesford.

- 16.3 acres
- Large 2 car integrated garage
- Town water
- 60,000 litres of tank water plus dam water for garden irrigation
- Zoned floor heating
- 18 m indoor heated pool
- Solid fuel fireplace
- 5 split systems
- 40 solar panels - no power bills
- 6 Lithium batteries plus inverter and backup generator plus mains electricity access
- The insulation of Comfort glass windows
- 12 x 24 m shed with power, water and toilet facilities
- Gallery/Studio
- 100 year old working Shearing Shed
- Hay/Agricultural Shed