



8 Fraser Road, **Boddington**

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PASSIVE SOLAR HOME ON 2HA WITH RIVER FRONTAGE

This well-designed home is built as a cosy base in the country, a short one-hour drive from Armadale set on a 2ha property backing onto to the beautiful Hotham River. With two large bedrooms, lounge, kitchen/dining, butler pantry, considerable outdoor entertainment space and more, this home needs to be viewed to take in all that it has to offer.

The main bedroom has spectacular views of the block and surrounding hills, with a large walk in robe. The bathroom is beautifully designed with hotel-style walk in shower. The hallway runs the length of the home and has an abundance of windows that allow natural light into the whole house. The stylish kitchen features a lovely stone bench breakfast bar, stone bench tops with double sink and copious storage options with soft close cupboards and drawers. The dining area has views of both sides of the home and surrounding landscape through large windows. Reverse cycle air conditioning in the kitchen dining area keeps the main living areas cool in summer and due to solar passive design, the house is kept very warm in winter with minimal heating. The large outdoor entertainment area featuring a sunken spa and the verandahs that surround the home, make for the perfect setting for relaxation and entertaining guests.

On the property there is also a very large concrete floored shed (18 x 9 x 3.7m) with 3 phase power, sliding door access and high roof. This asset is perfect for a workshop, storage or multi-use if a mezzanine floor were to be built. The property is supplied by a water tank with 150,000lts and power bills are offset with 10 solar panels. There are three paddocks fenced and numerous animal pens. Lovely gardens surround the home with a raised walkway leading to the front door. A variety of fruit trees, both citrus and stone fruits, vines, blueberries, mulberries and gooseberries feature on the property. The owner is open to offers.

5 acre

\$399,000 OPEN TO OFFERS

ID# 11869100807



Toni Collins
0428 839 057