



25 Altmans Road, TOLMIE, VIC 3723

Craftsmanship, Comfort and Country Living

Opportunities like this are exceptionally rare in Tolmie, a beautifully crafted, energy-efficient home on an open block of 30 acres, surrounded by nature and designed with comfort, sustainability, and quality at its core.

Built with a strong focus on passive solar design, the home captures natural light and warmth throughout the day, enhancing energy performance and year-round liveability. Every element of this residence has been thoughtfully considered, from its hydronic slab heating (powered by the wood fire) to its stunning locally sourced timber finishes, including Grey Box, Peppermint and Blackwood. The exterior is clad in rich Messmate and Grey Ironbark decking, blending the home seamlessly with its natural High Country setting.

Step inside to discover a light-filled open-plan living and dining space, perfectly designed for family life or peaceful country living. Accommodation includes three generous bedrooms, two with built-in robes and a centrally located bathroom featuring a walk-in shower and separate toilet, plus a master suite with its own ensuite, walk-in shower, and walk-in robe. A separate study provides the ideal work-from-home zone.

Quality continues throughout with double-glazed windows (including a thermal break),

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TYPE: For Sale

INTERNET ID: 300P186209

SALE DETAILS

\$1,350,000

CONTACT DETAILS

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carpeted bedrooms, and exceptional insulation, ensuring year-round comfort and outstanding energy performance.

Outside, enjoy the expansive covered patio and verandah, perfect for taking in the sweeping views and the local wildlife - deer and kangaroos often graze in the evenings, right in front of the deck.

A 2-car carport and a substantial 18m x 8m steel shed offer incredible space and versatility, complete with water, heating/cooling, a laundry, sink, and toilet - ideal for a workshop, studio, or storage. Additional improvements include a new chook yard, two spring-fed dams (with the main dam supplying the garden irrigation pump), and the convenience of the school bus stopping at the gate.

This is a home built with integrity, craftsmanship, and care, a truly special lifestyle property in a sought-after part of the Victorian High Country.

Property highlights:

- * 30-acre lifestyle property in a peaceful Tolmie setting
 - * Energy-efficient hydronic slab heating
 - * Double-glazed windows with excellent thermal performance
 - * Stunning locally sourced timber finishes throughout
 - * Beautiful Messmate external cladding
 - * Light-filled open-plan living and dining
 - * Three bedrooms - two with BIRs, master with WIR and ensuite
 - * Separate study/home office
 - * Carpeted bedrooms for added comfort
 - * 2-car carport
 - * Large 18m x 8m steel shed with additional amenities
 - * Two spring-fed dams, one supplying the garden irrigation system.
- Land Area 30 acres
 - Building Area: 178.00 square metres
 - Bedrooms: 3
 - Bathrooms: 2
 - Double garage
 - Double carport





