

11 Thryptomene Court, HALLS GAP, VIC 3381

'Bergdromen' Nature Lover's Retreat in Halls Gap – 3.38 Acres of Tranquillity

This stunning Halls Gap property is a rare opportunity to secure your own private retreat in the heart of the Grampians. Set on 3.38 acres of beautifully maintained native gardens, this is a home that instantly connects you with nature. Surrounded by an abundance of native flora and frequented by local wildlife, it's a true sanctuary offering peace, privacy and a lifestyle many only dream of.

The moment you arrive, you'll be captivated by the rustic charm of the country-style mudbrick home. The post and beam construction is warm and inviting, perfectly complementing its natural surroundings. Step inside and you're greeted with solid brick floors, soaring raked timber ceilings and exposed beams that give the home its unique character. The open-plan living area is both cosy and spacious, anchored by a large Jindarra wood heater and a split system reverse-cycle air-conditioner, making it comfortable all year round.

The heart of the home is the fully renovated kitchen, which has been thoughtfully designed with a Smartstone benchtop, sleek custom cabinetry with soft-close drawers, an oversized farmhouse sink and quality appliances that make cooking and entertaining a joy. The adjacent laundry has also been beautifully updated for everyday functionality.

The main bedroom downstairs features a built-in robe with custom cabinetry and is located conveniently close to the central bathroom. Upstairs, the second bedroom

TYPE: For Sale

INTERNET ID: 64P4526

SALE DETAILS

\$900,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

Michael Fratin
0409 184 572

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offers a peaceful retreat with a dedicated study nook and a charming box window with views of the surrounding mountains, creating the perfect spot to relax or work from home.

Step outside and the lifestyle possibilities really begin to unfold. One of the standout features is the fully insulated and plaster-lined 6m x 6m studio with polished concrete floors, custom cabinetry and its own reverse-cycle system. Whether you're after a guest space, teenage retreat, art or yoga studio, home gym or office, this flexible space has it all.

The outdoor alfresco area is perfect for relaxing or entertaining as it overlooks the low-maintenance native gardens designed to attract birdlife and enhance the tranquil atmosphere. There's no shortage of storage either, with a large woodshed, garden shed, a chicken yard and an 80,000-litre water tank ensuring you're fully set up for self-sufficient living.

If you're handy or need room for projects, the newly built 7m x 14m Colorbond shed is a standout feature. It includes a double garage with electric roller doors and a separate workshop space complete with 15-amp power, custom benches and shelving.

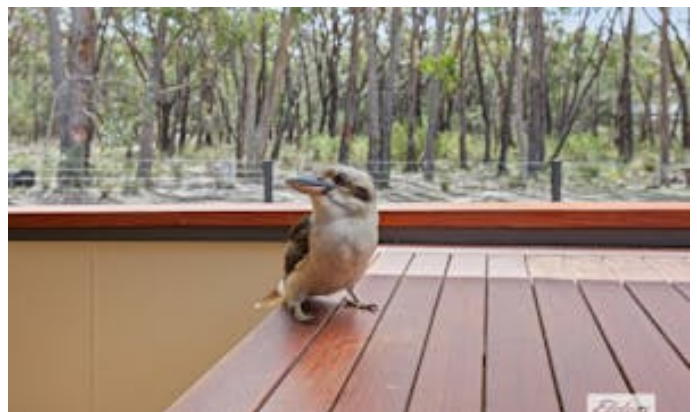
Backing onto the National Park, the location is just as impressive as the home. You're only a short walk to the Halls Gap Hotel and within easy reach of everything the Grampians region has to offer - from hiking trails and waterfalls to wineries, wildlife and boutique shopping. Whether you're looking for a peaceful permanent home, a weekend escape, a short-stay rental or even a wellness retreat, this property offers flexibility, character and a genuine sense of calm that is hard to find. An extraordinary lifestyle opportunity awaits.

Contact the selling agent to arrange your private inspection and experience the magic of this Halls Gap hideaway for yourself.

Other features: Bush Retreat

- Land Area 3.38 acres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 2









Internal 128m² External 33872m² Landsize 34000m²

11 Thryptomene Court, **Halls Gap**



2 x 1 x 2 x

