



54 Ramon Parade, RAVENSWOOD, VIC 3453

UNIQUE MEDITERRANEAN VILLA ON 19.6 ACRES

This gorgeous Straw Bale home was inspired by a visit to Tuscany during a season of European travel. Vine wrapped patios frame the thick walls of the home, which are evidenced by the deep doorways and window ledges, and complemented with warm earthy tones, Spanish tiles and Italian hardware, all reminiscent of a Mediterranean villa.

In addition to the three bedroom home, is a large Straw Bale studio plus a shipping container for extra storage. The garden has been extensively landscaped, with plenty of homegrown fruit on offer and, being set on 19 acres provides a wonderful sense of privacy as well as a perfect buffer from neighbours.

The property itself is mostly cleared with granitic sandy soil and tree lined boundaries, fenced on three sides, with a large dam which benefits from good run-off. Two 22,000L poly tanks provide domestic water, and the home is set well back from the road.

While being here feels like you are on a European escape, the excellent insulating properties of this type of home are ideal for the Australian climate ensuring comfortable warmth in winter, and cool relief in summer as you would expect from straw bales. Other interesting factoids include that all of the internal walls are rendered brick, the

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TYPE: For Sale

INTERNET ID: 84P0408

SALE DETAILS

\$900,000 - \$990,000

CONTACT DETAILS

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home is steel framed, the verandah, windows and doors are recycled Oregon and the door and window furnishings are sandblasted brass to give them a softer, more rustic appearance.

The real allure of this property is the simple natural aesthetics, balanced harmoniously with clean modern amenities. While you will be drawn to the alfresco areas, particularly at the back of the home, under vines and on slate with crazy paving, where there is a very satisfying outlook across the lawn, where an oak tree takes centre stage, and the yard is interspersed with fruit trees including fig, apple peach, pear, quince, plum and olives, with a well defined landscaped path leading past raised vegetable beds to an inviting fire pit, you will be just as charmed with homes internal unique characteristics.

While the home on the whole is very calming with textured walls and straw ceiling panels, the bathroom and kitchen are pristine with a level of luxury afforded by such extras as square above counter basins, a spa bath and bidet in the bathroom, black composite stone benchtop, stainless steel appliances, a square porcelain double sink and walk-in pantry in the kitchen. The study nook behind a half height wall, with its own external access is another nice feature.

Another very practical attribute is the studio, it's a very comfortable size and is currently set up as a gym however it could certainly be put to any purpose you see fit, it would be a very nice space for an artistic pursuit or hobby, or even as a kids retreat to give them a separate space so that the adults can indulge in a better quality of rest and relaxation. Oh and the row of plants alongside it are black currant bushes.

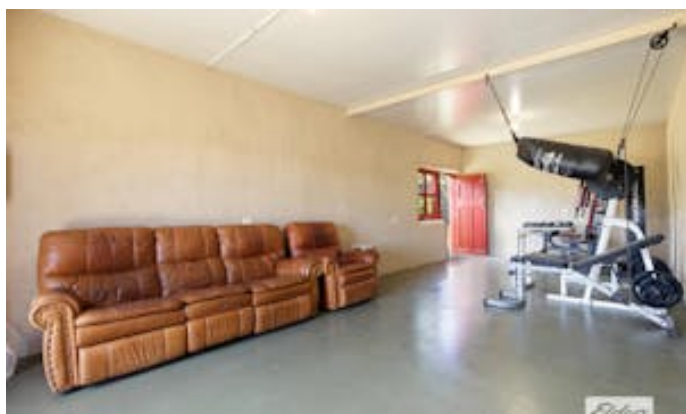
All in all this is a really wonderful property, if you are looking for something unique and exceptional you are going to want to inspect this one. Consider yourself invited to an open or contact Wayne Heard on 0409 248 477 to learn more or arrange to see it for yourself.

Other features: Toilet Facilities

- Land Area 19 acres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Floorboards







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