



23 Masons Rd, Beechworth, VIC 3747

Sold - \$896,000

House 3  2 



## YOUR PRIVATE RETREAT IN NATURE

Within moments of your arrival at this delightful property, you get the sense that you are in for something special!

**Open for Inspection**

Privately placed on 10 acres, this magical property features remarkable innovation. Fantastically situated amongst gardens that have lovingly evolved and been cared for over the years, creating a space where you will want to immerse yourself.

By Appointment.

The primary two-bedroom residence features a combination of cordwood and granite, blending beautifully alongside an array of eclectic and reclaimed hardwoods, including recycled ironbark bridge timbers.

Exposed timber-lined vaulted ceilings create a sense of space and light in the open plan living area. It is heated and cooled with an efficient Nectre wood combustion heater plus a split system unit. Custom crafted leadlight windows add a special touch to this space.

The kitchen features redgum benchtops with European appliances, gas and electric cooking, plus skylights set in the high-pitched ceiling.

The carpeted master bedroom has built-in timber robes and French doors that provide garden views and access to a private veranda, perfect for your early morning coffee.

Bedroom two has an external timber door, providing easy garden access. A central bathroom showcases a claw foot bathtub and shower, plus exposed timber beams.

A large entertaining area is beautifully shaded, with a striking established ornamental grapevine supported by a recently fabricated steel pergola.

The home has additional features such as a Solar Edwards hot water unit with instantaneous gas backup and a 2kW PV solar system with 11 panels, currently enjoying a 66 cent per kW rebate.

An equally enchanting free-standing cottage cohabits independently nearby. With an open plan, it provides garden views via French doors. The kitchen has plenty of storage with a gas cooktop. The bathroom is complete with a shower, toilet and vanity.

### Listed By

William Bonnici  
Phone: (02 ) 6024 9222  
Mobile: 0408 565 633

Tony Stockdale  
Phone: (02 ) 6024 9222

