

17 Barkala Road, Bayview

Tree House: A Secluded Architectural Work of Art

Nestled away on an acre in Bayview's shared bushland, Tree House is an award-winning architectural masterpiece designed by acclaimed local architects Matt Elkan and Daina Cunningham of Incidental Architecture - crafted more like a sculpture than a building. Completed in 2018 and designed to honour its pristine setting, it appears to float among the trees, merging with the landscape in near-complete seclusion.

Warm birch ply and blackbutt floors infuse each space with an organic calm, while flawless custom joinery speaks to exceptional craftsmanship. The four-bedroom layout flows with effortless connection to the outdoors, leading to a tiered garden with vegetable beds, a fire pit and a 4-person Finnish sauna. Enveloped by bushland and diverse ecology, it offers an unrepeatable way of life where architecture and nature share an enduring connection, never to be built out. Located within an exclusive community pocket, moments to waterside cafés, eateries, yacht clubs, village shops, schools and express city buses.

Features Include:

- oAward-winning architectural creation on an acre of bushland

4 3 2

FOR SALE
\$4,000,000

AGENTS

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- oDesigned to honour and integrate with its pristine natural setting
- oNear-complete seclusion, never-to-be-built-out tree-lined views
- oWarm birch plywood and blackbutt flooring infuses organic calm
- oExceptional craftsmanship throughout, flawless custom joinery
- oElevated living spaces facing north, oriented to capture the sun
- oStand-out Cheminees Philippe fireplace with timeless design
- oBuilt-in projector system, speakers and split system air-conditioning unit
- oSleek black kitchen with integrated appliances and steam oven
- oFour idyllic bedrooms with custom-made built-in desks, lounge and robes
- o Master bedroom with custom-made built-in bed base & built-in bed-sides
- oElegant bathrooms, formed insitu concrete bath beside the garden
- oCharming laundry with under-house storage and external access
- oTiered level garden with veggie patch, firepit and 4-person Finnish sauna
- oBuilt-in barbeque, 20,000 litre water tank and 7kW solar on roof
- oEnveloped by intact bushland and rich, diverse natural ecology
- oDA approval for free-standing studio suited to art, work or gym
- oDouble lock-up garage, internal access and block-out shutters
- oMoments to cafés, yacht clubs, village shops, schools and buses

Disclaimer:

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MORE DETAILS

Property ID	1AT9G5W
Property Type	House
Land Area	4000 m2
Including	Air Conditioning
	Fire Place
	Solar Panels
	Area Views
	Bush Retreat

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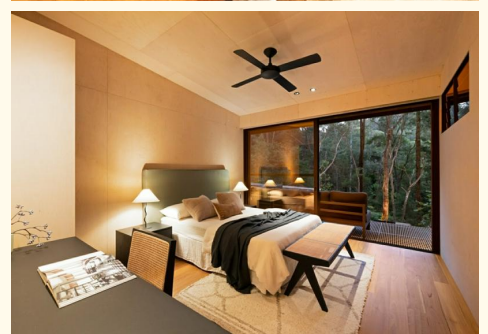
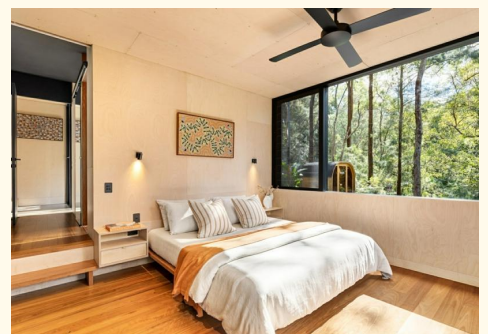
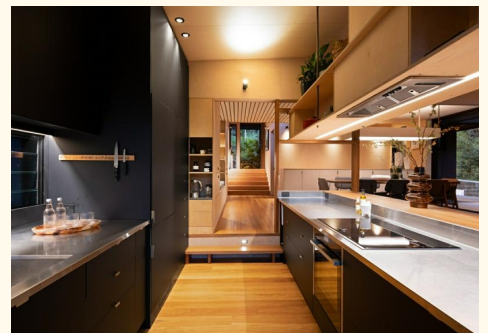
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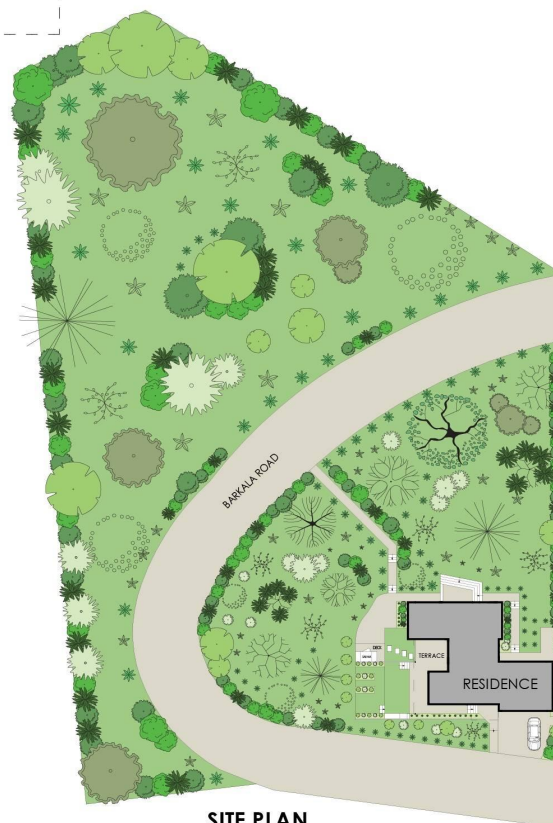
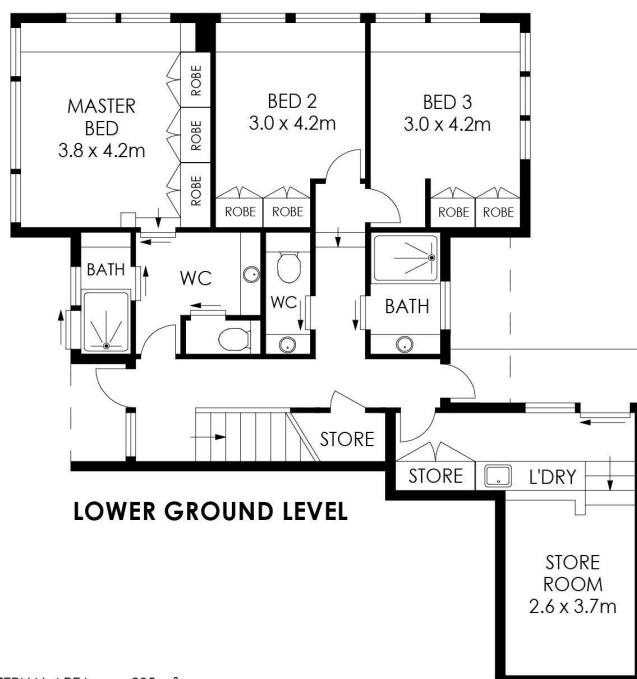
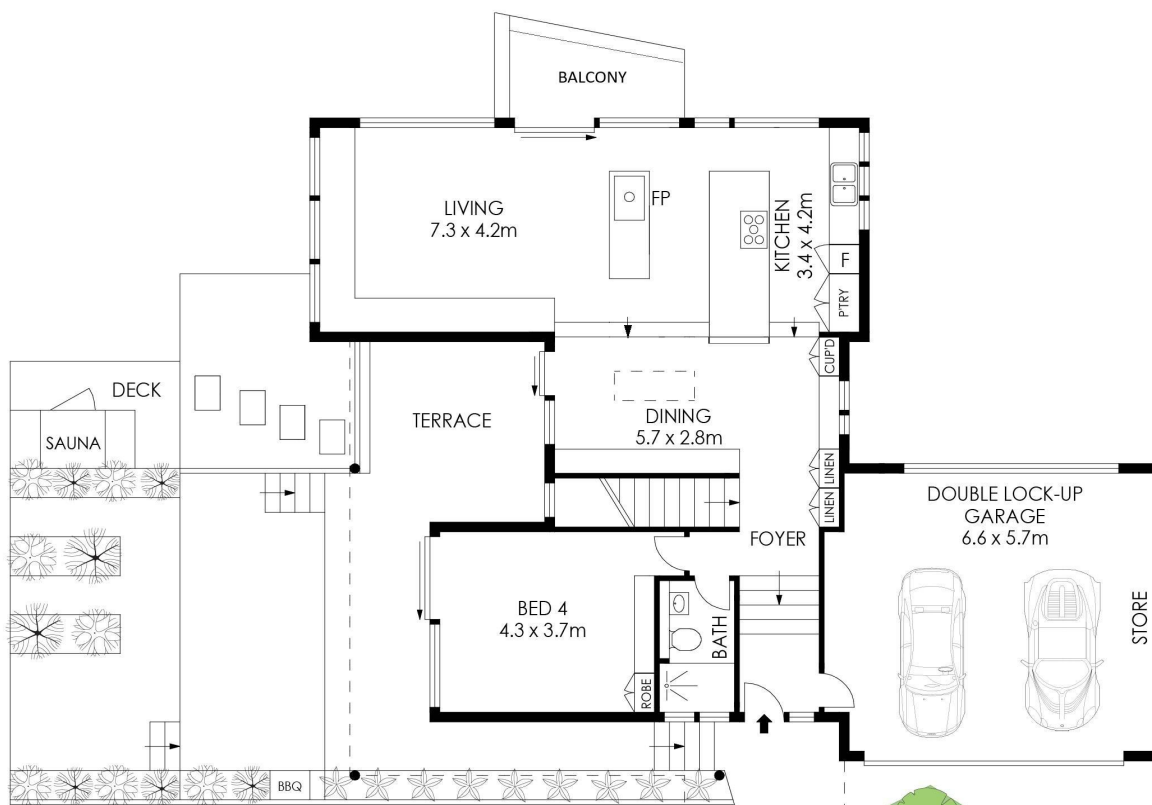
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APPROX. INTERNAL AREA = 225 m²
 APPROX. EXTERNAL AREA = 37 m²
 TOTAL = 262 m²
 LAND SIZE = 4000 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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