




170 Centre Road, Raymond Island

SUSTAINABLE MODERN LIFESTYLE RETREAT ON OVER 10 ACRES OF NATURAL BUSHLAND

A masterpiece of sustainable living, this architecturally designed modern industrial style home is nestled in complete seclusion on just over 10 acres of natural bushland. Designed with energy efficiency and off grid living at its core, it's the perfect retreat for those seeking a self sufficient lifestyle with all the luxuries of contemporary design. The open plan living area is striking, with soaring ceilings and a stunning double sided fireplace as its centrepiece. Floor to ceiling double glazed Ironbark timber windows capture the natural surrounds while connecting seamlessly to the outdoor living space. The kitchen is a standout, featuring a beautiful Red Ironbark timber island bench, extensive storage, large pantry, 900mm gas cooktop, Ilve wall oven, dishwasher and generous bench space. Polished concrete flooring flows throughout, recycled red brick feature walls, second wood heater to keep the bedroom wing cosy. The home offers three spacious bedrooms - the master with a walk-in robe and a luxurious ensuite showcasing bluestone tiles, a walk-in shower and timber topped vanity. There's also a second living room or optional

6  3  3 

FOR SALE
\$900,000 - \$950,000

VIEW
By Appointment

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 **LJ Hooker**

fourth bedroom and a family bathroom echoing the same refined finishes. The functional laundry includes abundant storage and provisions for underfloor heating are installed (not connected). Beyond the main home, a fully self contained three bedroom unit provides additional accommodation or guest space. The property's sustainability credentials are exceptional; 15 solar panels with 24 batteries, backup generator, 100,000 litre underground concrete water tanks with full filtration and UV system, plus an additional 22,000 litre tank. Solar gas boosted hot water further enhances efficiency. Outdoors, enjoy a double garage and tranquil bushland surroundings, all within easy reach of the waterfront. This remarkable property offers the best of both worlds; a modern, sustainable lifestyle retreat in a serene, natural setting.

MORE DETAILS

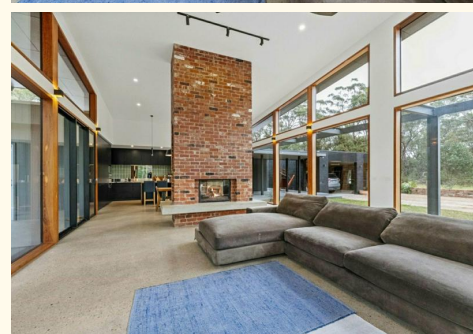
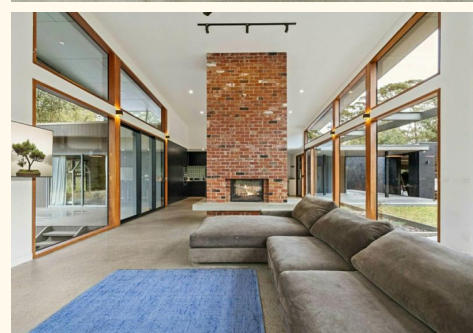
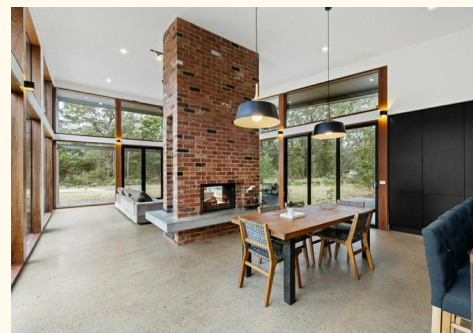
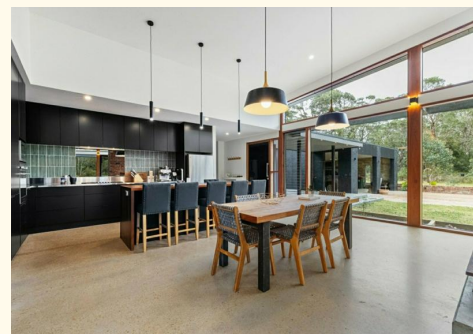
Property ID	MMGFCA
Property Type	House
Land Area	10 acre
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Solar Panels
	Water Tank
	Solar Hot Water

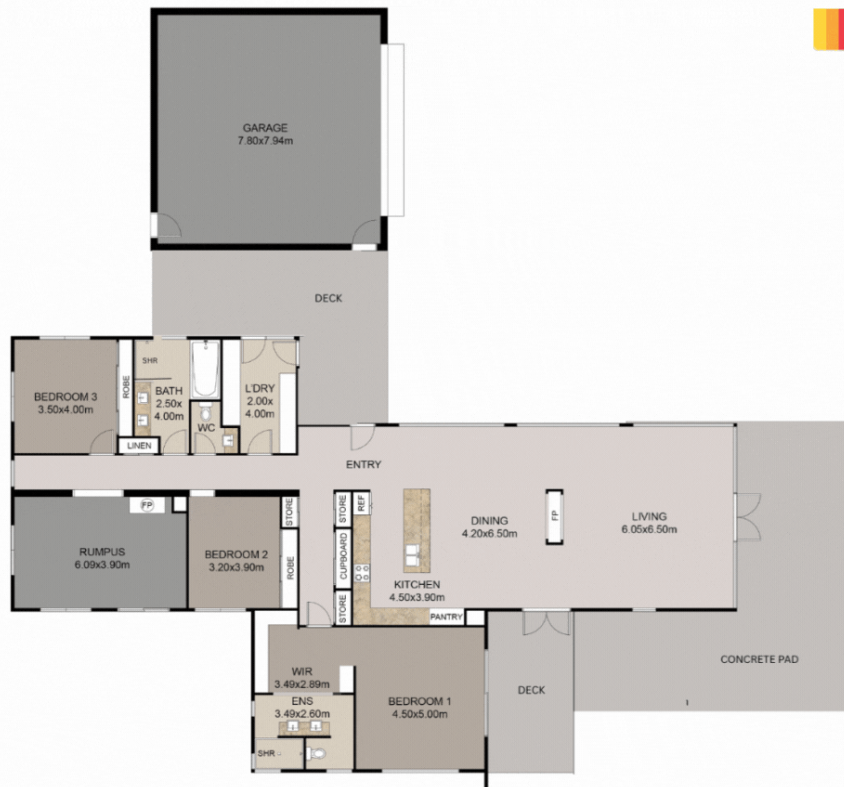
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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.