







10 Roulston Way, Wallan

# Exceptional Vehicle Space Meets Sustainable Living

Embrace a more self-sufficient lifestyle at 10 Roulston Way, Wallan, where extensive renovations, impressive sustainability features and established food-producing gardens come together on approximately 2,002 sqm. Offering a wonderful balance of modern comfort, exceptional vehicle accommodation and practical independence, this unique property provides the opportunity to enjoy home-grown produce, harness solar energy and make the most of an established garden setting, all while remaining close to the conveniences of town. Fully renovated, the home combines character and functionality, with cathedral ceilings, double glazing throughout and inviting wraparound verandahs. Cedar front doors create a warm welcome, while floating floors flow through the living areas and carpet adds comfort to the bedrooms. Solar skylights fill the living space with natural light, complemented by a European La Maison fireplace for cosy evenings. Ducted evaporative cooling and gas ducted heating provide year-round comfort, while underfloor insulation further enhances the home's energy-conscious design.
The kitchen features a walk-in pantry incorporating a built-in coffee station, along with a Zip water chiller for everyday convenience. One of the bedrooms has been converted into a dedicated study, complete with a built-in desk and bookshelves, creating an ideal space for

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**FOR SALE**
$990,000 - $1,089,000

**VIEW**
Sat 7th Nov @ 12:00PM - 12:30PM

**AGENTS**
Sally Long
0477 437 281
sally.long@ljhooker.com.au

**AGENCY**
LJ Hooker Broadford | Kilmore
(03) 5784 2558

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

working from home or quiet study. Potential exists to add a fourth bedroom or rumpus room or a larger master bedroom with ensuite and sitting room (approx size 8m x 4m). The laundry also offers excellent storage with a huge linen press.
Energy efficiency is a major highlight, with 28 solar panels and battery storage helping harness the sun's energy, complemented by a 270-litre solar-assisted heat pump hot water system. Together with the home's double glazing and insulation, these features provide an impressive foundation for more energy-conscious living.
Outside, the property has been thoughtfully developed to support a more self-sufficient lifestyle. Mains water services the home, while an enormous 43,000-litre water tank provides substantial storage for the gardens and productive landscape. An established food forest, extensive fruit trees and native food plants offer the opportunity to grow and harvest your own produce, while two ferneries and a hot house provide additional spaces for nurturing plants throughout the seasons. A dedicated chicken run and coop complete the picture for those who appreciate the rewards of growing their own food and keeping back yard chickens.
A major highlight for tradies, truckies, business owners and those with larger vehicles is the impressive six-car garage, complemented by a wide driveway and an extensive storage area in front of the garage. With outstanding space for trucks, boats, caravans, trailers, work vehicles and equipment, there is excellent flexibility for vehicle accommodation, storage and recreational pursuits. A separate garden shed provides further practical space for tools and gardening equipment.
With its generous grounds and extensive vehicle accommodation, the property is ideally positioned within Wallan township, within walking distance of local amenities. Enjoy easy access to local supermarkets, cafes, specialty shops and essential services, along with schools, parks and sporting facilities. Wallan Railway Station offers rail connections towards Melbourne and regional destinations, while nearby Hume Freeway access makes commuting and travelling further afield convenient.
Offering far more than a conventional home, 10 Roulston Way presents a distinctive combination of space, practicality and sustainability. Whether you need room for work vehicles and equipment, space to accommodate your caravan or boat, or simply want to embrace a more self-sufficient lifestyle, this property offers an exciting opportunity to enjoy the best of both worlds.
Please direct all enquiries to Sally Long on 0477 437 281.

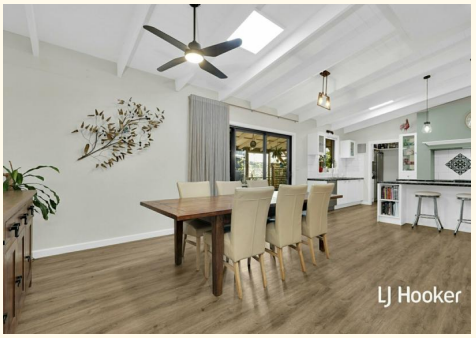
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## MORE DETAILS

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|---|---|
| Property ID | 7ZWHJS |
| Property Type | House |
| Land Area | 2001 m2 |
| Including | Ensuite |
| | Ducted Cooling |
| | Ducted Heating |
| | Dishwasher |
| | Outdoor Entertaining |
| | Built-in-Robes |
| | Secure Parking |
| | Fully Fenced |
| | Solar Panels |
| | Water Tank |

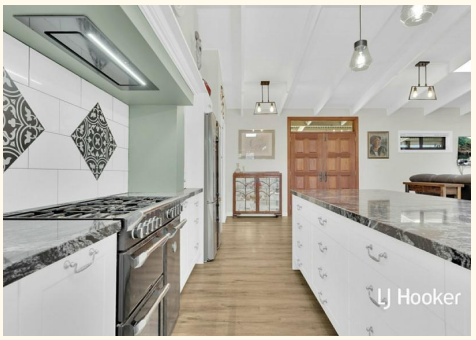
**Sally Long 0477 437 281**
Licensed Real Estate Agent | sally.long@ljhooker.com.au

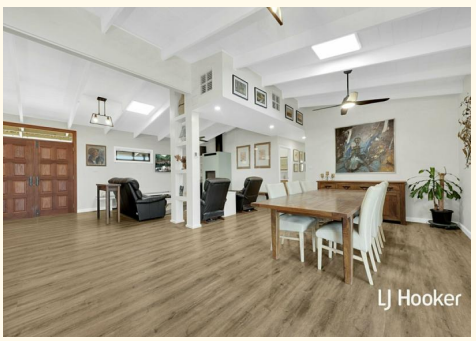
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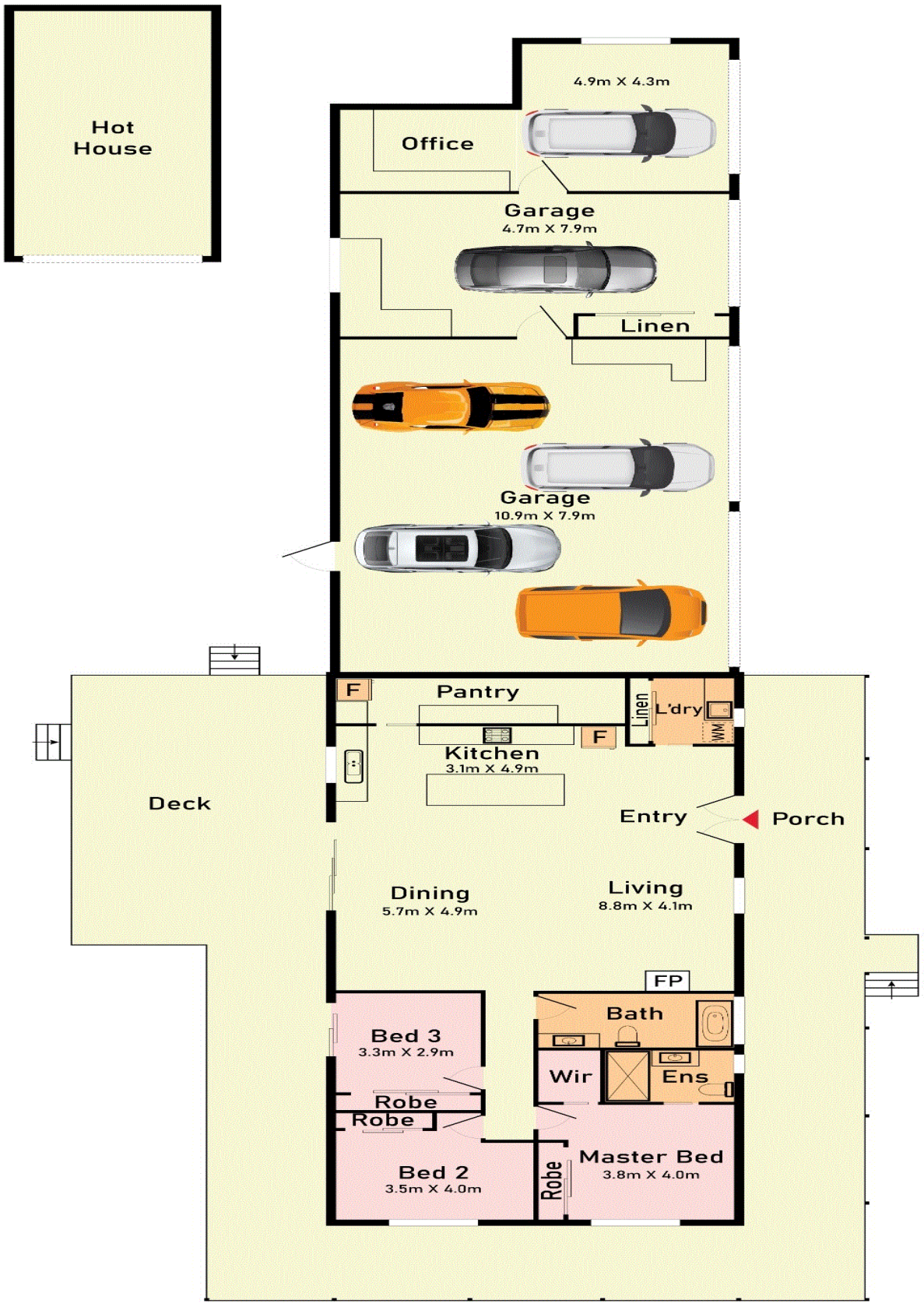






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Internal Floor Space : 148.25 $m^2$

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