







A Labour of Love

A rare opportunity has become available to own what is arguably one of the best that Rawson has to offer.

Forget the one size fits all cookie cutter design... Built by a Master Craftsman for his family is this unique property spread across a massive 2379m2 approx. parcel of land in the lovely hamlet of Rawson.

History tells us that approximately 8800 bricks from the former West Pac Bank in Warragul were cleaned & repurposed to externally clad the beautiful home that we see today. Although not visible, 2 massive structural Oregon timber ridge beams were sourced by a local Sawmill which sets the 33 degree pitch roof on the home. The internal staircase & void balustrading are a masterpiece in itself, starting out being drawn, designed & dimensioned on some A3 paper with a lead pencil which turned into a complete joinery masterpiece being built onsite using just wedges & epoxy glue, a true credit to the Craftsman.
Electric floor heating was installed for comfort in the winter months & Cedar Stegbar Windows were used on the build to help efficiency.

There's a large slow combustion heater on the ground floor which welcomes you as you enter. This is where you'll also find the main bedroom complete with ensuite & WIR, Country style kitchen, dining/living, 2nd & 3rd bedrooms and the main bathroom. An undercover pergola area off the rear of the home is great space for outdoor dining. There's also a utility room, formerly used as a hair dressing studio which could cater for many individual uses.

5 2 6 2,379m2

Price	SOLD
Property Type	Residential
Property ID	2006
Land Area	2,379 m2

Agent Details

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Upstairs you'll find the 4th & 5th bedrooms and an expansive open plan living area, the perfect place to relax on the couch or set up your home office and take advantage of the North facing windows that let the natural sunlight stream in.

Stepping outside the well-kept established gardens will put a smile on your face not to mention the large 14m x 9m colorbond shed which was built with the intent of driving in and not having to unhitch the boat or van. It comes with power, fluro lights, bar and pot belly heater. Additionally there is an 8m x 5m shed suitable for a vehicle or extra storage with an enclosed area to house dogs or chooks.

Although you are within walking distance of the Primary School, Croxford Park/lake, sporting grounds, heated pool, medical centre and convenience store, you would swear you're not in town as the property faces a neighbouring easement lined with gum trees where Kookaburras, Currawongs & Koalas make home giving the property a very peaceful outlook & feel.

Don't procrastinate as you may not see this opportunity again! Contact Strzelecki Realty today on (03) 5127 1333.

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