



For Sale

6 acre

66 Mcsweens Road, Rosebrook

'Natures Way' – A Masterpiece in Off-Grid Sustainable Lifestyle Living

'Natures Way' is an outstanding, self-sufficient off-grid lifestyle property, featuring a master craftsman-built residence, a boutique tiny home, and six acres of thriving organic permaculture gardens and grounds.

Nothing short of visionary, this bespoke home faces true north, spans an impressive 300m², and has been built to last. Designed to work harmoniously with the elements and constructed from natural, sustainable materials, every detail has been thoughtfully considered. High cathedral ceilings follow the wave-inspired roofline, creating light-filled interiors and sunlit living spaces that are both uplifting and embracing.

There are no electricity bills, no heating bills, and no water bills. With a 12kWh off-grid solar system, hydronic in-floor heating supplied by a solar-powered heat pump,

For Sale : \$2,250,000

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and abundant rainwater collection and storage for year-round supply, this is a truly self-sufficient home.

Just 4km from Port Fairy, 3km from pristine local beaches, and 20km from Warrnambool, the property combines idyllic seclusion with convenient access to nearby towns.

The grounds, gardens, and scenery are absolutely awe-inspiring. The dry-stone walled entrance is only the beginning of how impressive the property is. Beyond the gates lies a meticulously considered planting regime and landscaping adorned with native gardens and stone artwork. A handmade pathway leads through a bluestone-paved courtyard to the grand timber double doors.

Inside, a striking formal foyer with skylight creates warmth and atmosphere that welcomes you instantly. Double-glazed windows frame sweeping views across the orchards and organic vegetable gardens. A unique blend of eco-friendly strawbale walls, plant-based finishes on all timberwork, and passive heating and cooling ensures a healthy, allergy-free environment with consistent indoor temperatures year-round. Hydronic in-floor heating adds cosy winter comfort, while natural ventilation keeps summers fresh.

The open-plan living area is a masterpiece, enhanced by clerestory windows and natural textures. The toxin-free kitchen features stone benchtops, stone tiling, splashbacks, a high-end Falcon twin oven, and a walk-in pantry with a "cool cupboard" for fresh produce. Flowing seamlessly to the vibrant permaculture herb garden, fresh ingredients are always just steps away.

The home includes two generous bedrooms with wool carpets and a walk-in robe, a third bedroom with en suite, and a showpiece main bathroom with a curved glass-brick wall, rain shower, and luxurious soaking tub. This bathroom must be seen to be believed—the glasswork, pebbled flooring, and natural colour palette are simply extraordinary.

Beyond the main residence, the property offers a fully self-contained, custom-designed tiny home combining style, comfort, and full functionality. Measuring 11m x 3m, with its own private entrance, this boutique residence is ideal for extended family, guests, or B&B accommodation. Less than two years old, it showcases the clever and efficient use of space while offering complete liveability.

Additional highlights include:

- 12m x 9m Colorbond fully enclosed workshop
- Craftsman-built wood-fired pizza oven with 4m x 4m shingle-clad entertaining area
- Garage and carport with EV charging capacity, commercial-sized cool room, dog/kelpie quarters, sink, and workbench
- Raised garden beds with automatic irrigation from an overhead tank supplied by bore water
- Strawbale garden shed, suitable for meetings and storage
- Self-contained septic system that irrigates the orchard
- Five subdivided, one-acre securely fenced paddocks with reticulated water troughs for rotational grazing

'Natures Way' is far more than a home—it is a tribute to sustainable design, artistic flair, and a lifestyle of abundance. Offering a unique blend of beauty, function, and self-sufficiency, this exceptional property sets a new benchmark for eco-luxury living.

Contact Ian Baudinette to arrange your private inspection and experience the
brilliance of 'Natures Way'.