



FOR SALE

PEACEFUL RURAL LIVING ON 2.5 ACRES

For more detailed information on this property visit the dedicated property website:
www.45arbuthnots.com

Discover this exceptional 2.47-acre property, boasting spacious residence on Arbuthnots Rd, nestled between the charming coastal towns of Inverloch & Venus Bay VIC, Australia. With its enchanting mature trees, spacious living spaces, and serene setting, this property offers a multitude of outdoor features. From the expansive entertainment deck, a remarkable 22.5 x 8m shed, to the picturesque park-like gardens, and nearly 200sqm of living space, this property has it all.

Inside, a practical floor plan with exposed beams and open-plan living, including a ground-floor master bedroom with ensuite, awaits. For comfort, the property features a wood heater, reverse cycle air-con, making it an ideal home for those seeking a nature-close abode with ample indoor and outdoor space.

If you desire a distinctive and beautiful rural property, brimming with possibilities, this could be the one for you. Don't miss out, schedule a viewing at this 2.47-acre property just a short 10-minute drive from Inverloch's pristine beaches.

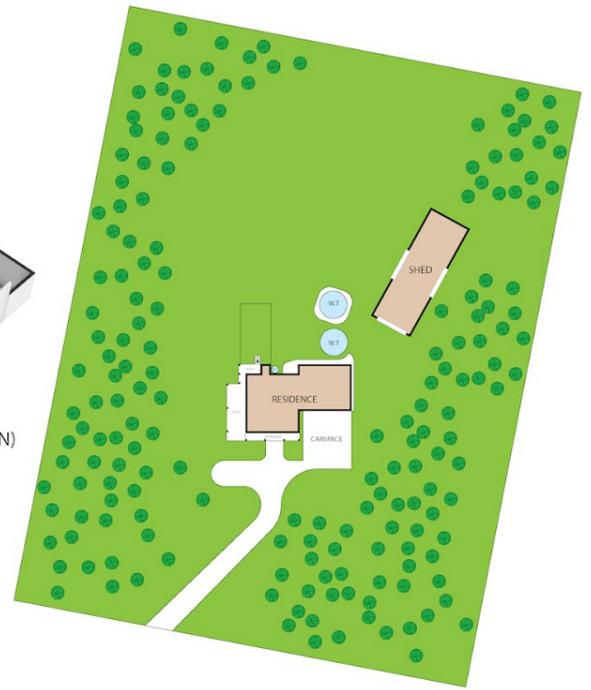
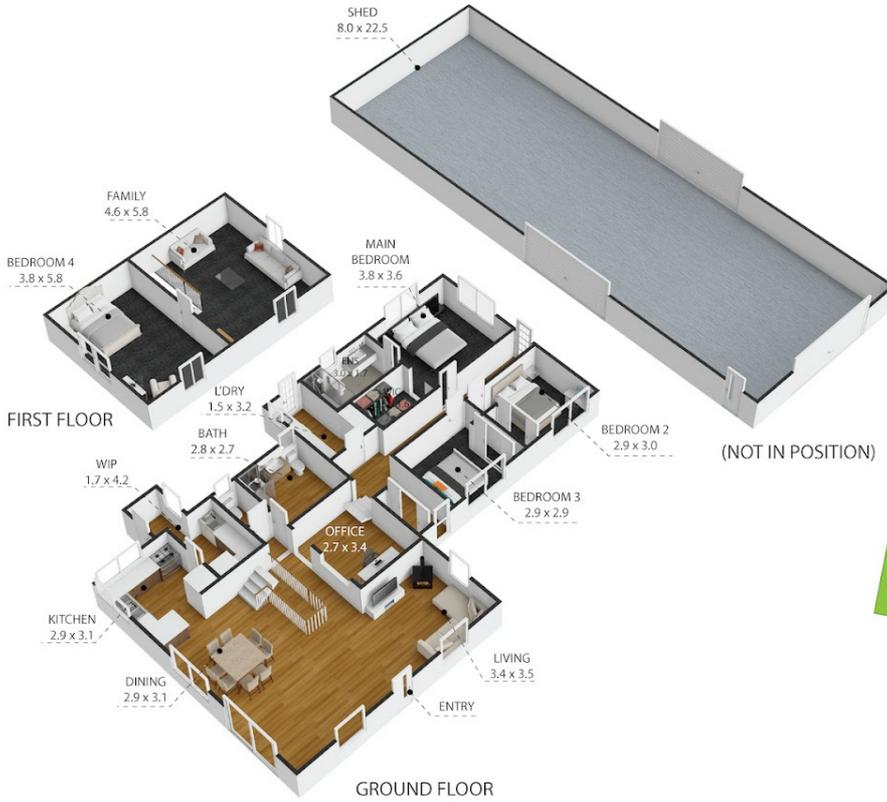
4 BED | 2 BATH | 11
CAR

PRICE:
\$1,095,000 - \$1,195,000

OPEN FOR INSPECTION:
N/A



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TOTAL APPROX. FLOOR AREA 372 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.