



FOR SALE

DISCOVER A DREAM RURAL LIFESTYLE ON 131ACRES

Rarely do you come across a picturesque rural residence in such a mesmerizing location. The estate and its surroundings have been impeccably cared for, creating a secluded haven complete with paddocks, woodlands, and dams, all within close proximity to the charming beach towns of Inverloch and Venus Bay.

A meandering crushed gravel driveway stretches all the way to the home, offering glimpses of the stunning views beyond. The residence boasts an expansive 335 sqm of internal living space and has been built to an exceptional standard, with a BAL-29 Fire Rating. Featuring hydronic heating under the slab, ducted heating and cooling, as well as double glazed windows and a beautiful built-in double-sided fireplace, this family home provides the ultimate in creature comforts.

We LOVE the polished concrete and solid red ironbark flooring that is showcased throughout the home. The triple bench kitchen with a central island and cooktop is a chef's dream, and the beautiful recycled red bricks add a unique touch to the home. There are numerous outstanding features in this property, making it challenging to list them all here. It truly is one of those properties that must be experienced firsthand. If you haven't already, be sure to click on the internal virtual tour to witness the grandeur of this home, including the high ceilings, quality workmanship, and breathtaking vistas.

The property currently supplies two lots of 60 head of cattle to Coles graze per year and the fertilizer history is super potash at 200kg per hectare since 1985. The four dams provide water for stock via a Lorentz solar water pump and the property also features a Norton steel cattle yards vet crush with Gallagher scales fitted.

Water security is provided by a 110,000L Pioneer tank at the residence, a 70,000L Pioneer tank at the shed and a further 70,000L tank on the farm. the well-located shed is powered and offers 3 large machinery bays and two double-door garage bays.

Be quick to inspect this extremely well-maintained and managed rural property. The bulk of the land could very easily be agisted to provide an income if you just wanted to enjoy the spectacular rural home and stunning vistas.

4 BED | 2 BATH | 7 CAR

PRICE:

\$3,200,000 - \$3,400,000

OPEN FOR INSPECTION:

N/A



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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.

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