7 WOOLMER ROAD, BASS, VIC, 3991









FOR SALE

YOUR DREAM HOBBY FARM AWAITS – 7 WOOLMER ROAD, BASS

Welcome to your perfect rural retreat! Nestled on approximately 2.75 acres, this superbly presented three-bedroom home is move-in ready and waiting for you to make it your own. Step inside and be greeted by an abundance of natural light filling the open-plan living space, designed to capture breath-taking views of surrounds and the rolling hills in the distance. Enjoy cosy evenings by the wood-fired heater, creating a warm and inviting atmosphere, or stay comfortable year-round with the split-system air conditioning.
For those who love space and storage, this property is a dream come true. The large shedding offers secure parking for vehicles, caravans, boats, or any outdoor toys you want protected from the elements, with all three bays featuring high electric roller doors. Additional open bay shedding and an enclosed workshop offer endless possibilities—including the potential to convert into stables.
Equestrian and hobby farm enthusiasts will love the recently renewed fencing and gated paddocks, perfect for horses or livestock.
Situated in the stunning Bass Coast region, you're just a short drive from Phillip Island a hidden gem offering pristine coastal scenery, farm-to-table dining, and outdoor adventures. Plus, with Melbourne's outer suburbs just approx. 45 minutes away, you can enjoy the perfect balance of country charm and city convenience.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take necessary action to satisfy themselves with any pertinent matters.

3 BED | 1 BATH | 5 CAR

PRICE:
$1,100,000 - $1,200,000

OPEN FOR INSPECTION:
N/A



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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only.

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