



# FOR SALE

## THE ORIGINAL BILLEN FARMHOUSE

Uri Ross proudly presents 4/265 Martin Road, Larnook. Step into history with a home rich in character, this charming 3-bedroom farmhouse is the original Billen Cliffs homestead, dating back to the early 1900s. Set on 2 acres within the unique strata-titled Billen Cliffs community, this rare property offers a peaceful, nature-focused lifestyle with endless potential.

As one of the few homes in the area connected to mains electricity, it provides modern convenience while offering the opportunity to add solar power for greater energy efficiency and sustainability.

Full of warmth and personality, the home features beautiful high ceilings, solid timber floorboards, and partially VJ walls. The kitchen is a standout, with gas cooking, stunning hardwood timber cabinetry, and picturesque views over the lush gardens. The bathroom has been thoughtfully updated, maintaining a creative and quirky charm that complements the home's artistic appeal. A cozy slow combustion wood fireplace in the living room ensures warmth during the cooler months, while the wide veranda—accessible from multiple rooms—invites you to relax and soak in the tranquil surroundings. The main bedroom also includes an enclosed sunroom, ideal as a walk-in wardrobe, office, or additional living space.

Outside, the property is a haven for those seeking a self-sufficient lifestyle, featuring two dams (one spring-fed), a rainwater tank, raised garden beds, and many fruit trees including limes, lemons, grapefruit, oranges, mandarins, cumquats, mulberries, star fruit, jaboticaba, avocados and bananas.

This historic farmhouse presents a rare opportunity to restore and rejuvenate a piece of Billen Cliffs' heritage while preserving its timeless charm.

Billen Cliffs is a family-friendly, strata-titled village designed for those who value sustainable living and a deep connection with nature. The community embraces creativity and collaboration, offering shared amenities such as a community hall that hosts workshops and social events, a café and whole foods store, an arts and crafts centre with a library. Surrounded by breathtaking bushland and dramatic cliffs, this unique village provides a truly peaceful and affordable way of life.

Please note that Billen Cliffs has a no cats or dogs policy to help protect the local wildlife.

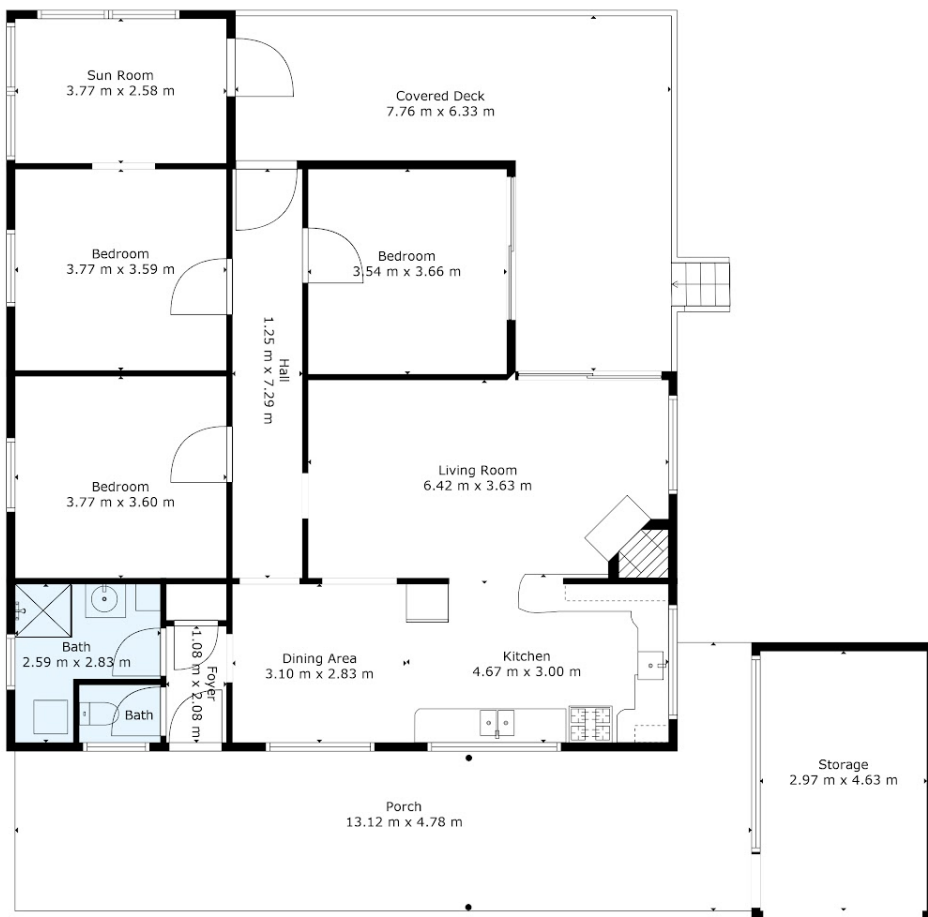
3 BED | 1 BATH | 0 CAR

PRICE:  
\$499,000

OPEN FOR INSPECTION:  
N/A



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4/265 Martin Road, Larnook

Floor plan disclaimer: Acre Media Group floor plans including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

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Approx. Total Area: 149m<sup>2</sup>  
Excluding storage & porch area



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.