



# SOLD

## 79 ACRES THAT SIMPLY DON'T EXIST ANYMORE IN INVERLOCH

In Inverloch's tightly held coastal corridor, landholdings of this magnitude have become relics of a bygone era. This 32-hectare (79-acre) estate represents something genuinely unrepeatable – a chance to secure a coastal property of genuine consequence in one of Victoria's most coveted seaside enclaves.

The numbers tell part of the story: 79 acres, ocean vistas encompassing the Bunurong Marine Park coastline and the dramatic silhouette of Wilsons Promontory, multiple spring-fed dams creating natural wildlife sanctuaries, and direct access to the acclaimed Bass Coast Rail Trail network. But statistics alone cannot capture the transformational lifestyle opportunity this represents.

This is the coastal estate that discerning tree-changers thought no longer existed in Inverloch – substantial enough for genuine privacy and self-sufficiency, yet positioned mere minutes from the village's sophisticated cafe culture and pristine beaches.

The existing three-bedroom brick residence is functional but awaits your considered renovation – presenting the ideal scenario for astute purchasers. Undertake a thoughtful update to the current dwelling whilst you develop comprehensive plans for your ultimate coastal residence on one of the property's commanding elevated sites, subject to council approval. This staged approach allows you to immerse yourself in the land's rhythms and microclimate before committing to your permanent architectural response to this remarkable setting.

Infrastructure reflects thoughtful stewardship: quality shedding with power, concrete water storage, gated access, and established pastoral improvements. The current dairy lease arrangement across 70 acres delivers immediate passive income whilst providing flexibility for your long-term vision – whether that's regenerative agriculture, boutique viticulture, heritage livestock, or simply preserving this remarkable coastal landscape in perpetuity.

Understand the context: properties of this scale within Inverloch's boundaries are essentially extinct. Coastal development has fragmented what little rural land remained, making this one of the last substantial landholdings that can genuinely claim both ocean panoramas and acreage of consequence. Future generations will look back at opportunities like this with disbelief that such estates were ever available.

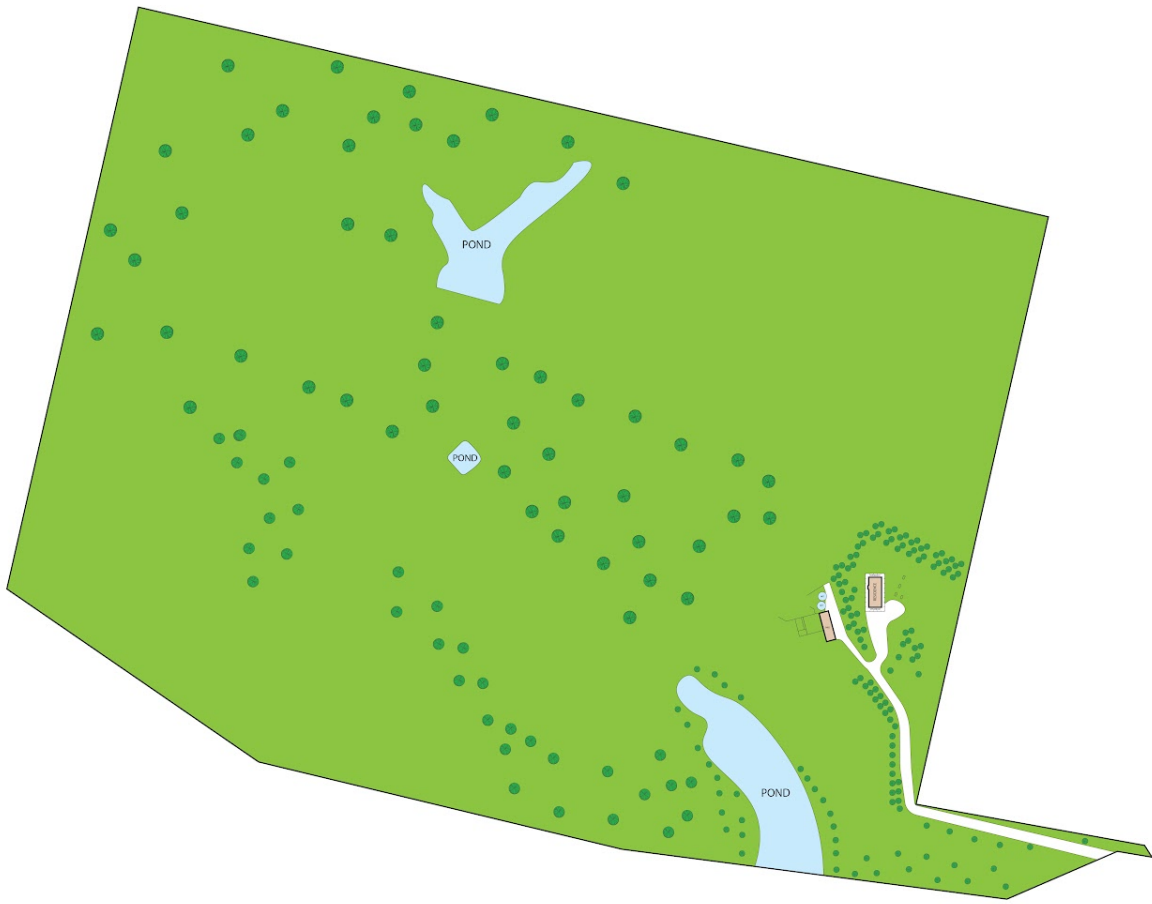
4 BED | 1 BATH | 9 CAR

PRICE:  
\$2,200,000

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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