

# FOR SALE

## LANDMARK 40 ACRE LIFESTYLE ESTATE WITH POOL, STUDIO & EXCEPTIONAL PRIVACY

### You will love:

#### Home & Lifestyle

- 4 bedrooms including master with ensuite
- 3 bathrooms
- Large rumpus room with built-in bar
- Two wood fires providing warmth and ambience
- Inground swimming pool with spa
- Undercover alfresco entertaining area adjacent to pool
- Self-contained studio accommodation

#### Land & Infrastructure

- Multiple fenced paddocks with shelter & gravity fed watering water supply to house & troughs
- Established pasture suitable for livestock or lifestyle use
- Stable complex with hot and cold water
- Round yard and stock handling facilities
- 4-bay and 2-bay open-fronted machinery sheds
- Powered workshop with lighting
- Feed storage and practical farm layout
- Private water supply providing continuous water access with gravity fed water supply to paddocks & home

### Enjoy peaceful rural living while remaining easily accessible:

- Approx. 12 minutes to Drouin township, cafés, restaurants, schools & shopping
- 8 minutes to local school
- Approx. 7 minutes to Longwarry V/Line Station
- Melbourne CBD rail access approx. 1 hour 20 minutes — ideal for hybrid workers
- Easy Princes Freeway access
- Approx. 35 minutes to Melbourne's south-eastern suburbs
- Approx. 10 minutes to 24/7 fuel & convenience store
- Approx. 12 minutes to live music and dining at the Robin Hood Inn
- Approx. 15 minutes to Tarago Reservoir, where Victorian Government have announced plans

4 BED | 3 BATH | 2 CAR

### PRICE:

Contact Agent

### OPEN FOR INSPECTION:

N/A

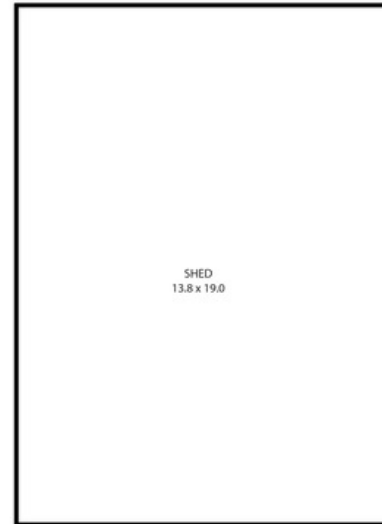


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STUDIO  
(NOT IN POSITION)

95 Tonkin Road, Labertouche, VIC, 3816  
TOTAL APPROX. FLOOR AREA 373 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.

Photography and Floorplans by  
**VISUAL IMPRESSIONS**

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.