

FOR SALE

YOU'VE BEEN TALKING ABOUT IT FOR YEARS. THIS IS THE ONE

Eight acres on the edge of Inverloch. Room for kids to run, animals to roam, and a life that actually looks like the one you've been planning.

The homestead itself is built for a busy, growing family. Four bedrooms, two bathrooms, a master that opens straight onto views of the pool deck and paddocks beyond. The other bedrooms are big enough to actually feel like bedrooms, not boxes. Two living areas mean the kids can disappear into their own space while you decompress in yours.

The kitchen will earn its keep. Modern appliances, timber benchtops, real storage, and a view straight through to the dining area and out to the back deck. Engineered timber floors run through the heart of the home and spill outside to where summer actually happens: rear entertaining decks overlooking a beautiful tree-lined dam, and a heated in-ground pool at the front for the afternoons that stretch into evenings.

The land is genuinely set up and ready to go. Seven paddocks, fully fenced perimeter, sheds, shelters, and water troughs throughout. Whether you're thinking horses, a market garden, a few sheep, or just the freedom of open space with no neighbours in your sightline, the infrastructure is already here.

Working from home? The detached office with reverse cycle air conditioning is a proper setup, not an afterthought. Starlink internet keeps you connected without compromise. The main home runs on ducted heating and cooling, plus an open fireplace for the nights the Bass Coast reminds you it's still Victoria.

Solar panels and water tanks round it all out, keeping your footprint honest and your bills manageable.

Inverloch town is minutes away. The beach, the cafes, the school, the community. Close enough that none of it feels inconvenient. Far enough that none of it feels like the life you're trying to leave behind. The current owners have been operating the property as a successful farm stay accommodation for the last few years and have achieved great figures and reviews.

4 BED | 2 BATH | 0 CAR

PRICE:

\$1,200,000 - \$1,300,000

OPEN FOR INSPECTION:

N/A

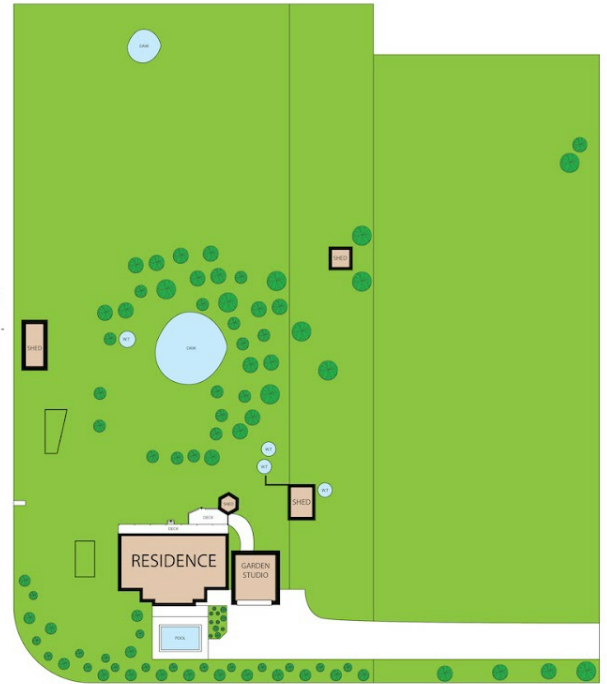


Leo Edwards

0472523445

leo@atrealty.com.au

www.atrealty.com.au



390 Stuchberry Road, Inverloch 3996
TOTAL APPROX. FLOOR AREA 185 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.



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.

Leo Edwards
0472523445
leo@atrealty.com.au
www.atrealty.com.au

