

**131 Survey Lane, Killarney, Vic 3283**

**Gleeson.**

**Acreage For Sale**

Wednesday, 8 May 2024

131 Survey Lane, Killarney, Vic 3283

**Bedrooms: 3**

**Bathrooms: 3**

**Area: 8 m2**

**Type: Acreage**



Jeremy Gleeson

0431767855

## Expression of Interest close 14 June

This historic property 'Calgary' will take your breathe away. It is rare for such a tightly held location to come on the market. On 20 acres of rich volcanic soil, with views of the Tower Hill sanctuary and the ocean, you are close enough to feel the salt breeze. Ideal for the lifestyle farmer, sea changer or someone looking for privacy, space and being surrounded by nature, the property offers a beautifully renovated house providing a sanctuary for those who are seeking a gentler pace of life. Killarney is just 5 minutes from Port Fairy, Koroit and 12 minutes to Warrnambool. Living here is about as indulgent as rural living gets. With the ocean nearby, you have views to the south of the Belfast coastal reserve sand dunes and glimpses of the southern ocean; and views to the northwest of the Tower Hill Ridgeline and surrounding nature. Beach walks on a secluded part of the South west coastline are only a short walk away and morning swims, snorkelling, fishing and boating are all accessible from Killarney beach. For the lifestyle farmer, on offer is some of the most fertile soil on a mostly flat paddock of 20 acres. There is an open small sheds, a large rural shed and an unused dairy (still intact - last milking was in 2018). Bore water access for stock & domestic use on offer. The house and cottage contains a combined living & kitchen area that extends to the outdoor undercover area, three spacious bedrooms, two ensuite bathrooms and a family bathroom and modern laundry. The Cottage has been operating as accommodation for many years until March 2024. Enquire today to register your interest with Jeremy.