

# 2-10 Latrobe Street, Marcus Hill, Vic 3222



## Acreage For Sale

Wednesday, 27 December 2023

2-10 Latrobe Street, Marcus Hill, Vic 3222

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 4 m2

Type: Acreage



Damian Cayzer



Jack Walters  
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## Expression of Interest

Spanning over 10.02 acres (4.06ha) of idyllic countryside, this property features two dwellings (main and guest), extensive shedding, and lush rolling pastures. Positioned within 4km's of Ocean Grove, this exceptionally rare residence offers a farming opportunity in a location which boasts a heavenly blend of rural and coastal living. The Main Dwelling Constructed in the 1970's, this double storey home has been meticulously crafted to appreciate each unique aspect and outlook. Boasting three bedrooms, two living spaces, a study, and a lift, it radiates a perfect blend of tranquillity and functionality. Two bedrooms contain walk-in robes, while the main bedroom has built-in robes, a ceiling fan, and direct access to the balcony. Dual living zones provide ample accommodation for large families and multigenerational living on each level of the home. The upstairs living space is warmed by a wood fire for ambience, and a recently installed heating and cooling unit for convenience and comfortability. This area leads to an east facing balcony, the perfect setting to enjoy a morning coffee whilst you gaze over the stunning countryside views and Point Lonsdale Lighthouse in the distance. The open kitchen and dining space makes hosting family and friends an absolute delight. Perfectly positioned overlooking the garden, the kitchen features integrated appliances, ample storage space and a walk-in pantry. An adjoining sunroom is wrapped in windows to absorb maximum warmth all-year round and opens out to a staircase which takes you directly to the outdoor entertaining area. The spacious outdoor entertaining space offers a sheltered BBQ area, adjoined by a low-maintenance lawn and garden - ideal for alfresco dining on those balmy summer nights with friends and family. The Guest Cottage A charming two-bedroom abode features a welcoming porch and exudes vintage character. Surrounded by a sea of colourful blooms, it is serviced with all facilities to be completely self-sufficient. Adorned with timber floorboards and wood fire, this comfortable cottage is poised to be utilised as a dreamy residence for family members or guests alike. The Farm and Surrounds Positioned on a corner allotment with an incredibly broad 104.1m street frontage, there are ample possibilities and versatility within the grounds of this property whether you see opportunity for a hobby farm or lifestyle space. The 10.02 acres of land contains extensive shedding for secure storage of vehicles and farming machinery. Features currently include several fully fenced paddocks, chicken coops, stables, greyhound training kennels. Also found amongst the rolling pasture towards the rear of the property is a dam. Cherished by one family for decades, the vibrant and established gardens are bursting with colour. Several water tanks are positioned amongst the property to service the garden whilst town water is also connected. Just 25-minutes to Geelong, 45-minutes to Avalon Airport, 90-minutes to Melbourne CBD and International Airport (approx.) whilst the Portarlington-Melbourne and Queenscliff-Sorrento ferry services are also just a short drive away. Positioned between the Bellarine's best destinations, this property offers an unparalleled lifestyle which is yours to create. Expression of Interest period closes Wednesday 10th January 2024, at 12noon.