

291-329 Sheppards Road, Mannerim, Vic 3222



Lifestyle For Sale

Monday, 22 April 2024

291-329 Sheppards Road, Mannerim, Vic 3222

Bedrooms: 4

Bathrooms: 3

Area: 30 m2

Type: Lifestyle



Peter Lindeman

Offers Close 5pm Weds 29th May if not sold prior

This property has a lovely undulating and varied rural aspect. Currently raising cattle, it would be equally suited to sheep, cropping or horses. With panoramic views across Port Phillip – from the Heads to the Dandenongs – it includes a large farmhouse with spacious entertaining areas, separate studio, garden shed and two car garage. Paddocks are well fenced with troughs pumped from two dams or alternatively from town water. The property includes a 9m x 20m machinery shed with workshop, hayshed, and renovated cattle yards with crush. The house and farm are entirely self-sufficient with a 10.8kW solar system, with batteries and backed up by a 16KVA generator with on-site 600L overhead fuel tank and four water tanks (combined capacity of 88,000L) with a UV filtration system plus town water. There are two additional dams on the property. Nestled in the landscape, the current owners have created a lovely family home where surrounding views are prioritised. Constructed with recycled red bricks, the off-grid four-bedroom farmhouse combines modern comforts with rustic charm. Beautifully designed interiors are warm and welcoming with polished blackbutt flooring, timber-framed windows, and timber cabinetry. The house has a strong connection to the outdoors through an abundance of double-glazed windows capturing the vista from any position in the house. Bedrooms are generously proportioned and are serviced by spacious bathrooms. Entertaining guests is a breeze with formal and informal dining spaces, as well as a fabulous semi-enclosed outdoor dining zone linked to the kitchen with bi-fold windows. An orchard, vegie patches, spacious chicken run and garden shed with wood storage compliment the house. Hundreds of trees have been planted around the property and the largest dam features a jetty – perfect for summer swims. Birdlife abounds, including egrets, royal spoonbill, swans, pelicans, grass and every other parrot, willie wagtails and masked lapwing. The mod grass tennis court with a seat constructed from a real ski chairlift for onlookers is probably the most scenic place on the Bellarine Peninsula to have a hit of tennis. Dawn over Swan Bay is magical. This high-quality productive farm with off-grid home and breathtaking views has the convenience of coastal towns only 10 minutes away, 30 minutes to Geelong and 90 minutes to Melbourne CBD. Land size 75 acres/30 hectares (approx.)