

# 300 Cape Otway Road, Moriac, Vic 3240



## Lifestyle For Sale

Thursday, 21 March 2024

300 Cape Otway Road, Moriac, Vic 3240

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 23 m2**

**Type: Lifestyle**



Peter Lindeman

## **Offers Close 5pm 1st May if not sold prior**

Welcome to an idyllic blend of modern living and versatile farming on a sprawling 23 ha - 57 acre approx. estate. This property offers a perfect balance of rural seclusion and city accessibility with the delightful township of Moriac just three minutes away. Environmental sustainability has been a major focus for this four-bedroom residence. Design features include northern aspect, solar energy generation, generous water storage and quality reclaimed materials. The heart of the home is the expansive kitchen, boasting timber cabinetry and a large island bench with stone benchtop and breakfast bar, perfect for casual dining. It seamlessly flows into an open plan living and dining area with hardwood timber floors bathed in northern light, overlooking the north-facing veranda and multiple decks. For movie enthusiasts, the dedicated theatre room is a second living zone, equipped with a built-in projector and screen, offering an immersive cinematic experience. The master bedroom features panoramic corner windows and a sleek ensuite with a floor-to-ceiling window overlooking a private deck. Each bedroom exudes its own character, from spacious built-in robes to cozy nooks perfect for work or leisure. The farmhouse-style bathroom, complete with a claw-foot bath and rustic finishes, adds to the home's charm. Outdoors, the property is a testament to sustainable living, biodiversity and rural productivity. Immerse yourself in the lush permaculture gardens, harvest fresh produce from the vegetable patch, or stroll through the fruit orchard. Livestock facilities include six grazing paddocks with dams, stock and lambing yards. These features are complemented by eucalypt and pine plantations, a triple lock-up garage, a large main shed comprising six bays and workshop with hot water. Numerous additional sheds include new hay sheds, original shedding and other storage options, as well as multiple water tanks. This property is a haven for farming families and hobby farm enthusiasts alike. Its proximity to Moriac's friendly community, with a primary school and local amenities, adds to its allure. Here, you can enjoy the best of both worlds: a peaceful rural lifestyle with easy access to urban conveniences. Situated just 20 minutes from Geelong and Torquay and a mere 75 minutes from Melbourne.