

**3882 Bass Highway, Kilcunda, Vic 3995**



**Lifestyle For Sale**

Thursday, 14 December 2023

3882 Bass Highway, Kilcunda, Vic 3995

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 6**

**Area: 44 m2**

**Type: Lifestyle**



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## Auction

Discover the epitome of coastal rural living on this sprawling 111\* acre property nestled in the breathtaking Kilcunda. A haven for those seeking a harmonious blend of natural beauty, modern luxury, and versatile living spaces. Meander along the private driveway, past your stables and be greeted by the stunning sandstone farmhouse, built in 2003.

**Farmhouse:** Spread across three levels, the main farmhouse epitomises rural elegance and comfort. Boasting four bedrooms, two bathrooms, and two expansive living zones, it offers the perfect balance between functionality and style. Stack your firewood from outside, directly into the wood room which is accessed inside. The double sided Cheminees Philippe open fireplace is the centrepiece of the lower level, creating a warm, cosy atmosphere on those chilly Bass Coast winter nights. The country kitchen is a seamless extension of the farmhouse's overall elegance. The wooden accents, combined with the pastoral views, create an inviting space that balances functionality with aesthetics. Equipped with all the modern conveniences you would expect including a walk in pantry and dishwasher, and the highlight, the slow combustion Aga stove. It's not just a kitchen; it's a place where memories are made and flavours come to life. One of the four bedrooms is located nearby and has its own private access to the gardens. The living and dining areas are spacious and light filled through the large arch windows and have direct access to the undercover alfresco. Rest and relax, or enjoy and entertain, the choice is yours. The second level is home to the master suite which is complimented by a walk in robe, shower, bath and toilet. A further two bedrooms, both with walk in robes, are located adjacent. There is a lounge room with fireplace which opens onto a balcony with exceptional panoramic views. On the upper level, a dedicated study/library looks out to stunning vistas, providing an inspiring workspace. This could easily double as a rumpus / kids retreat.

**Generous Stables and Teenage Retreat:** Adjacent to the main house is a generous sized stable that provides more than just accommodation for your horses. Complete with a feed room, tack room, and storage space, it also doubles as a vehicle storage area and workshop. Upstairs, a private teenage retreat awaits, equipped with its own accommodation, bathroom, and deck - a perfect space for relaxation or entertainment.

**Second Dwelling:** The property's second dwelling is a thoughtfully designed three bedroom, one bathroom home split over two levels. Complete with its own lock up garage, it offers privacy and functionality, ideal for extended family, guests, or additional rental income.

**Further Features:** Beyond the homes and stables, the property boasts impressive infrastructure. Fenced, tree lined paddocks provide versatility for grazing and farming pursuits. Equestrian enthusiasts will revel in the 30m x 60m sand arena, perfect for training and exercising horses. The Bass Coast rail trail is close by for horse riding, walking or bike riding. Embrace sustainable living with a 19-panel solar system that powers the farmhouse efficiently. Enjoy a quiet glass of wine on one of the private seating spots in amongst the veggie gardens whilst picking your ingredients for your daily menus. While mains town water is available as a back up, two 20,000L water tanks ensure a consistent water supply, and two chook pens add a touch of rural charm and the delight of fresh eggs.

**Location & Lifestyle:** Situated in the highly sought after area of Kilcunda, a mere 90 minute drive from Melbourne, this estate offers unparalleled seclusion with access to the stunning Bass Coast. Revel in the tranquillity of rural living while being within reach of pristine beaches of Cape Paterson, Inverloch and Phillip Island. This property isn't just a home; it's a lifestyle redefined. Whether you're passionate about equestrian pursuits, seeking a serene coastal retreat, or yearning for a self sufficient rural paradise, this 111\* acre estate in Kilcunda awaits your discovery. Contact us today for further information and step into the extraordinary possibilities this property offers. Live the dream amidst the beauty of Bass Coast's Kilcunda.\* Approximately