

**453 Buchan-Orbost Road, Bete Bolong, Vic 3888**



**House For Sale**

Wednesday, 15 May 2024

453 Buchan-Orbost Road, Bete Bolong, Vic 3888

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 90 m2**

**Type: House**



Carly Hine  
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Steve Holmes  
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## AUCTION - 22nd June 2024 at 11AM

Nestled alongside the majestic Snowy River just 4.5km drive from Orbost, this captivating acreage spans 223 acres of natural beauty over 2 titles, with a rural lifestyle in the most beautiful and unique setting. This rare offering encompasses a diverse landscape with a lovely balance of fertile river flats, creek flats, and stunning natural bushland. A tightly held property which has been in the present ownership for 43 years, and before that was held for about 100 years by the Paton family. The possibilities are endless with the potential to diversify into many farming or agricultural pursuits. Upon arrival, you will be greeted by a picturesque pin oak tree-lined driveway and a limestone cliff face displaying historic fossils, setting the scene for the charm and character that awaits within the private and renovated 3 bedroom homestead. The heart of this residence lies in the country style kitchen, boasting local ironbark and marble countertops, plus a walk in pantry, modern & historic appliances including a new Falcon induction kitchen range (UK) with 2 ovens, and a Rayburn cooker with a hot water jacket. There are multiple living spaces, including a separate lounge, glorious sunroom overlooking the gardens, and a multipurpose room ideal for a home office, craft room or play room for the kids. You will stay cozy in winter with wood heating plus there are 2 reverse cycle air conditioners ensuring year-round comfort. The wide verandahs surrounding the home offer sweeping views of the surrounding farmland and gardens, inviting you to relax and unwind in this idyllic setting. Additional accommodation is provided by a charming bungalow which is situated just above the main homestead and includes a roomy bedroom, beautiful bathroom, split system heating/cooling, and a lovely sunny deck overlooking the gardens which could be a private retreat for guests & family or potential Air BnB farm stay possibilities. The property has easily carried 120 head of cattle (60 cows and calves) plus replacement heifer and bulls without the need for intensive farming. Approximately 100 round bales are cut from the farm each year which is a huge bonus plus there is an extra 12.5 acres of crown lease land is also included. Water security is paramount on this property with additions such as a stock and domestic river water license, 2 dams, natural springs and 80,000-litres of water tanks assisted by a large Onga Jet Pump. There are delightful orchards featuring 100 year old ancient pear trees, and an array of fruit trees, walnut trees and raised garden beds. A major feature are the many deciduous trees, such as oaks, providing shade and beauty throughout the property plus there is a sandy beach and swimming hole adjacent to the property entrance, which is perfect for your morning walk of the dogs, bird watching or canoeing. Solar hot water plus 5KA solar panels will help with electricity expenses. There is a huge 24x7m shed, extra shedding and machinery shed, handy stockyards which are well shaded, plus to add to the magic of this property the enchanting original settlers home still stands and is utilized as a garden shed/workshop. Whether you're seeking a peaceful retreat or a productive agricultural venture, this riverside property provides the perfect setting to live the dream lifestyle you've always wanted. Contact us today to arrange your private viewing. Terms 10% deposit, balance 60 days.