

5490 Great Ocean Road, Wongarra, Vic 3234

greatoceanproperties

House For Sale

Saturday, 21 October 2023

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Bedrooms: 3

Bathrooms: 2

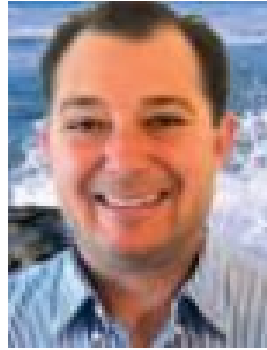
Parkings: 3

Area: 48 m2

Type: House



Gary Van Someren



James Aiken
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\$2.95m to \$3.25m

This incredible ocean front farm property has it all, including spectacular panoramic views from Cape Patton to Apollo Bay and beyond, and way out to the Bass Strait horizon. This rare, exciting and totally unique property offers flexibility to pursue many interests and/or investment choices. A rural lifestyle, a holiday beach house by the sea, a hobby farm requiring minimal management, a rental income opportunity, or an incredible location to build your ocean front dream home with a separate cottage on site while construction is underway. The choice is yours. The property is approx. 120 acres with clean and well cared for pasture, separated into 11 paddocks for stock rotation. It has good quality fencing, a new shearing shed, sheep yards, cattle yards, cattle crush, 2 loading ramps for a stock trailer or a stock truck, and abundant water supply. There is permanent water from the bordering Von Mueller creek, along with 6 dams, and water troughs in every paddock. The beauty of the property is enhanced by 20 acres of bush sanctuary, home to koalas, echidnas and a family of wallabies. Wonderful birdlife is a feature across the whole property. There is also a picturesque path leading to a private waterfall. The galvanised steel viewing platform and staircase gives easy access to the waterhole and fern gully. There are other hidden paths across the property leading to natural treasures. Entry to the property from the Great Ocean Road is via a recently upgraded driveway that winds up to the residences. On arrival, the ocean views are magnificent and the well maintained farm paddocks give a striking backdrop. There are two residences, a house and cottage side by side in a pretty garden overlooking rolling lawns and out to sea. Positioned well above the Great Ocean Road you cannot see or hear traffic, but you can see the waves breaking and washing over the shoreline rocks below. You can also watch passing ships, yachts and fishing boats, and sometimes migrating dolphins and whales, or gannets diving for fish. The farm house has one bedroom, one bathroom and a large open plan kitchen, living and dining room with a slow combustion fireplace that radiates warmth throughout the space. The ocean side of the house is wrapped in a wide, full length deck and is a great place to relax and entertain. The farm side of the house has a protected patio area. Nestled between the house and cottage is a sheltered garden sundeck, capturing winter sunshine and an ideal Yoga or quiet space. The cottage has two bedrooms, a bathroom, ocean side deck and open plan kitchen and living area with a gas firebox and new reverse cycle air conditioning. New underground 50amp power supply has been installed to each of the house and cottage and a new septic system has also been installed. The property has a large triple bay double brick roller door machinery shed and storage room, with an attached double carport. Household water is collected from the shed roof into a new 22,000 litre water tank and pumped uphill to another closed water tank to give maximum water pressure, passing through a filtration and UV system before it reaches the house and cottage. The unspoilt environment of Wongarra makes this a truly unique opportunity where you can live close to nature and the sea. The multiple dwellings, absolute ocean views, established grounds and farmland make this a truly superb property that must be seen to fully appreciate. This is the first time offered for sale in 40 years. Properties like this rarely come on the market with the best of both rural and relaxed coastal lifestyle.