

**865 Ventnor Road, Ventnor, Vic 3922**

**Sold House**

Tuesday, 2 April 2024

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**Bedrooms: 4**

**Bathrooms: 4**

**Area: 1 m2**

**Type: House**



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**\$1,650,000**

Nestled atop a picturesque hillside, this exquisite property offers an unparalleled blend of serenity, convenience, and natural beauty on Phillip Island. Set on 3 acres (approx) surrounded by sprawling farmland, it boasts breathtaking panoramic ocean views to Kitty Miller Bay. Situated just a mere 950 meters from the pristine sands of Flynn's Beach, this location seamlessly blends the tranquillity of rural living with the convenience of coastal access. The property boasts a privileged position, with the renowned Penguin Parade and The Nobbies nearby, offering endless opportunities for exploration and adventure. Escape the hustle and bustle of city life and embrace the serenity of your own private retreat, while still enjoying easy access to amenities. Located less than a 10-minute drive from Cowes, you'll find everything you need from supplies to a plethora of charming restaurants and cafes, ensuring a perfect balance of convenience and secluded relaxation. The home welcomes you with an open-plan living area featuring polished floorboards and an abundance of natural light, creating an inviting ambiance perfect for relaxation and entertaining with ocean views from every window on the southern side. The kitchen is a culinary enthusiast's dream with plenty of bench space, walk-in pantry and a character-filled Rosie Res Freestanding stove with two ovens, four burners, and a BBQ griddle. Cozy up by the Jindara wood heater in the living area or step outside through the double folding doors onto the expansive deck, where you can soak in the panoramic ocean views and fresh sea air. Each of the four bedrooms is equipped with split systems for personalised comfort, while the master suite offers two study nooks and a peaceful sitting room opening out to the north. One of the property's endearing features is an old 3 cow dairy constructed from bricks made in Sunderland Bay. It's ripe for renovation into a character-filled second dwelling, complete with a 25m<sup>2</sup> covered patio boasting ocean views. Additionally, a fully fenced vineyard and orchard with approximately 200 vines, including varieties such as Shiraz, Primitivo, and Fiano is ready for you to take to the next level. There are also 40 fruit trees with heritage apple trees from Ripponlea, citrus, stone fruit, olive & pear trees. There are poles in place ready for netting and irrigation from the 2 x 22,500 litre water tanks that have been set up which can also be switched to mains water. Experience the rarity of such a property on Phillip Island, where the tranquillity of the countryside meets the allure of coastal living. From the majestic flight of soaring eagles to the enchanting ocean views and birdsong that greet you, this property offers a lifestyle of serenity and abundance. You are position perfect to offer short-term accommodation for others to enjoy Phillip Island's main attractions or simply live your dream lifestyle cultivating your own produce and enjoying all this idyllic property has to offer.