

**915 SKENES CREEK ROAD, Tanybryn, Vic 3249**



**Lifestyle For Sale**

Tuesday, 9 January 2024

915 SKENES CREEK ROAD, Tanybryn, Vic 3249

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 84 m2**

**Type: Lifestyle**



Malcolm Condie



Simon Horne  
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## Expressions of Interest

A rare opportunity exists to secure an outstanding lifestyle holding, close to ocean beaches and boasting commanding views over Apollo Bay and the Southern Ocean ... This magnificent 84 ha, (207 acre), property offers a charming four-bedroom cottage with separate lounge, country kitchen with open plan dining, plus sitting area with wood heater, opening to an outdoor deck. There are a host of other features including sundry farm outbuildings, orchard and a reliable annual rainfall. The property is zoned Rural Conservation Zone (RCZ) with remnant logging tracks scattered among the shaded fern gullies that allow you to explore the full majesty of the towering Otway Mountain Ash, Myrtle Beech and Blackwood forest. A number of waterfalls punctuate the many waterways that traverse the property, providing habitat to platypus and native fish species; Skenes Creek being the largest and forming the western boundary. Prime Otway Ranges, with gently rolling fertile country ideally suited to beef breeding and fattening. Close to the Great Ocean Road and tourist destinations, Twelve Apostles, Otway Fly Treetop Walk and Cape Otway. 15 minutes to Apollo Bay, 25 minutes to Forrest, 90 minutes to Geelong and 2.5 hours to Melbourne. Expressions of Interest close 4.00pm, Friday 16th February, 2024; unless sold prior. For further details or to arrange an inspection, contact the selling agents: Malcolm Condie: 0407 034410, Simon Horne: 0488 440303 or David Elam: 0418 108928