

# 137 Coolart Road, Bittern, Vic 3918

HOMES & ACREAGE

## Acreage For Sale

Wednesday, 10 July 2024

137 Coolart Road, Bittern, Vic 3918

Bedrooms: 7

Bathrooms: 4

Parkings: 10

Area: 5 m2

Type: Acreage



Penny Perry  
0448004673



Grant Perry  
0429314087

**\$3,900,000 - \$4,290,000**

Uniting peaceful seclusion and extraordinary style on approximately 13.6 acres, this expansive and contemporary sanctuary embodies family excellence and refined rural living. It combines warm-hearted hospitality and leisure with flawless design and impeccable amenities. Meticulously planned to capture life's luxuries, the home recently underwent a renovation that highlights its substantial open-plan living and dining zone, extending to the surroundings with verandas offering idyllic views. The sophisticated country-style stone kitchen, supported by quality European appliances and an oversized walk-in pantry, is perfect for large-scale entertaining. An adjacent deluxe outdoor BBQ kitchen, connected by a servery window, enhances the experience. The main home features four bedrooms and two bathrooms, including two main suites. The primary bedroom, a private sanctuary for parents, boasts a large ensuite, walk-in robes, and glimpses of Western Port. A separate, self-contained three-bedroom guest studio with a wood fire and split system heating and cooling adds comfort and versatility, ideal for short-stay pursuits. The enormous shed provides unmatched entertainment with a stone-bench bar, kitchenette, and open fireplace. Social gatherings are elevated with a wood-fired pizza oven on the patio, overlooking a picturesque dam. An adjoining machinery shed offers storage space and a workshop, accommodating multiple vehicles, tractors, boats, or caravans, seamlessly blending leisure and practicality. The property includes an established olive grove of approximately 600 mature trees, providing a significant business opportunity. Multiple fenced paddocks are ideal for horses or other livestock, and an enclosed, irrigated vegetable garden adds to the appeal. Additional features include auto gates, over 121,000L of water storage split between irrigation, the house and shed, bore access, an above-ground cellar, and parking for ten or more vehicles. Located moments from Balnarring and Bittern villages and local beaches, and just an hour from Melbourne, this estate offers serenity and convenience in one extraordinary package. Homes and Acreage is proud to be offering this property for sale – To arrange an inspection or for further information, please contact the office on 1300 077 557 or [office@homesacreage.com.au](mailto:office@homesacreage.com.au)

Features:

- Situated on approximately 13.8 acres
- Substantial open-plan living and dining zone
- Sophisticated country-style stone kitchen
- Quality European appliances
- Wine cellar
- Surrounding verandas with idyllic views
- Deluxe outdoor BBQ kitchen connected via a servery window
- Separate, self-contained three-bedroom studio
- Wood fire and split system heating and cooling
- Picturesque dam
- Machinery shed with storage space and workshop
- Established olive grove with approximately 600 mature trees
- Multiple fenced paddocks for horses or livestock
- Enclosed, irrigated vegetable garden
- Over 121,000L of water storage split between irrigation, house, and shed
- Bore access
- Moments from Balnarring and Bittern villages
- Close to local beaches
- Under an hour from Melbourne