

# 460 Bear Gully Road, Walkerville, Vic 3956

## House For Sale

Sunday, 23 June 2024



460 Bear Gully Road, Walkerville, Vic 3956

Bedrooms: 7

Bathrooms: 2

Parkings: 10

Area: 1 m2

Type: House



Marni Lee Redmond  
0356741111



Monique Sproson  
0473011069

**\$2,600,000**

The property is positioned in a highly desirable area renowned for its unique landscape, stunning secluded beaches and proximity to Wilson's Promontory. The unique rural oasis is situated on 1.95ha approximately and is surrounded by stands of tall majestic gums and mature native vegetation purposed for privacy which allows one to feel removed from the world and in-tune with nature. The property offers private access to Cape Liptrap Coastal Park and Maitland Beach through sandy paths to the water's edge. The direct link to the reserve and the beach is a special amenity very few Australian coastal properties possess. The introduction to the property creates a sense of expectation as the driveway leads through the undulating landscape and overarching vegetation to the home site. What is revealed is a striking and substantial residence built over two levels sitting in perfect rhythm with its environment whereby the relationship between building and landscape is harmonious. A true testament to intensive labour, quality craftsmanship and collaboration where the rich timbers and other materials were sourced over the years and hand-hewn beams and poles were then used to construct the solid frames. Mud brick walls, slate and rammed earth floors with cleverly considered finishes are just some of the elements used to construct this impressive homestead. The ground floor enjoys a grand central open plan living, dining and well-equipped kitchen with custom pieces, high quality appliances and stunning fixtures and fittings. Expansive glazing creates a wonderful visual link into the vast grounds and out to sea and there is an effortless flow from the indoor living realms to the outdoor entertaining. Five bedrooms on this level can accommodate three guests each with a double bed and a mezzanine single and every room has its own private access to the grounds. A dramatic solid wrought iron spiral staircase connects to the upper level where a further two guest bedrooms and a living area extend the flexibility of the accommodation. Two brand new bathrooms, laundry and mudroom provide luxurious amenities on the ground floor whilst another beautiful feature of the main residence is the spectacular Cheminees Phillippe cast iron solid fuel heater which not only adds warmth and character to the home but also invites guests to gather and admire this beautiful showpiece. Outdoors, several tracks wind down to the sea and clearings appear with powered camping sites extending the accommodation options. The property provides solid proven returns through short-term letting and would be ideal for those wishing to secure an income-earning asset to add to their portfolio or a simply a prestigious intergenerational lifestyle property in an unequalled location. The property is just 2 hours minutes from Melbourne would be highly desirable to those seeking an extraordinary coastal lifestyle, business opportunity and experience within a very special and rare location. House: 213sqm (plus alfresco and patio) Land: 1.95ha