

**110 Stafford Road, Johanna, VIC, 3238**



**Rural For Sale**

Wednesday, 18 September 2024

110 Stafford Road, Johanna, VIC, 3238

**Bedrooms: 3**

**Bathrooms: 1**

**Type: Rural**

## **SPECTACULAR PROPERTY WITH CAPTIVATING VIEWS**

Experience farm-to-table living, native forest walks, coastal views, and wildlife encounters on this captivating property.

This exquisite retreat, spanning over 133.95 acres or 54.21 hectares, offers a unique opportunity to experience a serene and secluded lifestyle, tucked away from the city bustle and holiday crowds.

Each morning you'll be greeted by nothing other than the soothing sounds of nature and distant surf, whilst the sea air refreshes.

Start the day exploring the rolling green hilltops which afford stunning panoramic views of the Southern Ocean and the world-renowned Johanna Surf Beach, a majestic landscape that is sure to leave you captivated.

In addition to its breathtaking views, the extensive fruit and nut orchards provide an opportunity for farm-to-table living.

Later, take a leisurely stroll along the winding tracks that meander through the property's native Otway forest, where you'll be surrounded by an abundance of wildlife - birds, kangaroos, echidnas, and even koalas. The watercourse is lined with mature ferns that create an idyllic scene, where you can lose yourself for hours.

The comfortable three-bedroom, one-bathroom open-plan kitchen-dining country home offers a perfect place to unwind and relax after a day of exploration. The extensive shedding adds to the convenience and practicality of the property, meaning everything is in place for comfortable country living, surrounded by nature.

Zoned rural conservation (RCZ), this enchanting property is home to an abundance of flora and fauna, adding to its natural beauty and charm. Don't miss out on this once-in-a-lifetime opportunity to experience this truly enchanting property for yourself. It's time to make your dreams of country and coastal living a reality.