

# 1728 Colac Lavers Hill Road, Gellibrand, Vic 3239

## Lifestyle For Sale

Tuesday, 12 December 2023



1728 Colac Lavers Hill Road, Gellibrand, Vic 3239

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1 m2**

**Type: Lifestyle**



Josh Lamanna  
0417586032



Daryl Osborne  
0419388341

## **\$550,000 to \$600,000**

Discover the untapped potential of this captivating 3.4-acre Otway property! With 144 meters of frontage along the fish-filled Loves Creek, this haven offers a unique lifestyle opportunity. A stock and domestic water pumping license adds value and convenience. The charming 2-bedroom Country cottage features beautiful Baltic pine floorboards and rough-sawn hardwood weatherboards. The open-plan kitchen/dining area with stone benchtops and a 900 mm oven (requires attention) is a hub of potential, awaiting your personal touch. Cozy up in the lounge, featuring floorboards and a solid wood heater for those chilly Otway nights. The property boasts an office, laundry with a second shower, and sundry shedding with power – perfect for your creative endeavours or storage needs. Outdoors, you will find an established mature fruit orchard consisting of Pear, Apple, plum, peach trees and 22,000 litres of rainwater storage. Fully fenced, this property promises security and seclusion. Renovators, nature enthusiasts, and those seeking the Otway's finest attractions, this is your canvas. Embrace the opportunity to create a comfortable home in this desirable location, close to Gellibrand and the wonders of the Otway Ranges. Your Otways dream begins here!