

1915 Colac-Lavers Hill Road, Kwararren, VIC, 3249



Rural For Sale

Sunday, 8 September 2024

1915 Colac-Lavers Hill Road, Kwararren, VIC, 3249

Bedrooms: 3

Bathrooms: 1

Parkings: 8

Type: Rural

PICTURESQUE OTWAYS PROPERTY

HEART OF THE OTWAYS CLOSE TO COAST & GREAT OCEAN ROAD
3 MIN GELLIBRAND 1 HR GEELONG 2 HR TO MELBOURNE
47 ACRES "WINDSOR PARK" 19.02 HECTARES
LIFESTYLE BEEF ALTERNATE FARMING AIR BnB INVESTMENT

Introducing your dream hobby farm: nestled on 47 acres of quality well fertilized undulating land, this property offers a haven for both hobby and beef farmers alike. Embrace the tranquil charm of the countryside with a west-facing view of the majestic Otways.

Step inside to discover a cosy sanctuary boasting 3 bedrooms, the master bedroom complete with an ornamental fireplace. High-pressed metal ceilings and a wide, inviting hallway add timeless elegance to the home.

The heart of the house awaits in the spacious open plan kitchen/dining area, featuring stone benchtops, a slow combustion heater, and a walk-in pantry for added convenience. Enjoy intimate gatherings in the separate formal sitting room or unwind by the wood heater in the lounge.

Outside, landscaped gardens and a charming gazebo beckon you to relax amidst water features. A 9-bay machinery shed and a new 5-bay hay shed cater to your farming needs, while well-fenced paddocks with dams ensure optimal land use.

Entertainment options abound with a dedicated games room equipped with power, TV, and a wood heater perfect for teenage retreats or hosting friends or possible even Air Bnb potentials.

Additional amenities include a tool shed with lock-up capabilities, timber stock handling facilities, an old dairy with power, and a gravity-fed main dam supplying stock and domestic water.

An attractive lifestyle or hobby farm opportunity situated in the most sought-after Otway Ranges