

**2095 Colac-Lavers Hill Road, Gellibrand, VIC, 3239**



**Rural For Sale**

Wednesday, 18 September 2024

2095 Colac-Lavers Hill Road, Gellibrand, VIC, 3239

**Bedrooms: 4**

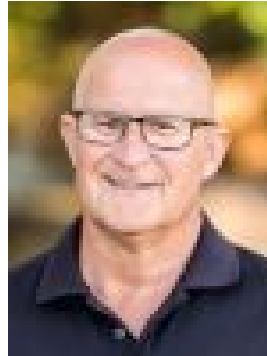
**Bathrooms: 2**

**Parkings: 8**

**Type: Rural**



Andrea Ivermee



Stuart Nelson  
0418145811

## Toby's Hill

Sitting at the top of the winding driveway, "Toby's Hill" offers something truly unique to the market. The current home was built in 1999 yet this property has a rich history dating back to the early 1900s. The apple tree still sits proudly at the original home site at the front of the property. The Beechy Rail Trail passes by the front of property and for those who wish, you can take the short walk into the township of Gellibrand to enjoy a picnic at the park or a meal at the newly opened Gellibrand pub or general store.

Ninety acres of rolling Otway Ranges grace the property with green pasture for horses, cattle and the local wildlife to feast on. The Gellibrand River flows through the property with the majestic tree canopies providing idyllic places to enjoy family BBQs and camping trips all in the serenity of your own property. The property has good sheds and outbuildings for farm machinery, hay, equipment and vehicle accommodation. 2095 Colac Lavers Hill Road boasts all of the above and more!

Stepping inside, the impressive four bedroom, two bathroom home boasts expansive views in every direction. The sprawling floor plan also consists of multiple living areas, spacious kitchen with beautiful Blackwood cabinetry and picturesque views from every window. Wood heating or split system provides a practical touch of country charm and warmth.

### Additional Information

-

Water Tanks holding 67,000 litres.

-

Fenced for horses and cattle

-

Septic system

-

Plantation with potential to generate an income

-

Horse riding trails close by

-

Cattle yards included but horse round yards not included in sale

-

20 minutes to Colac with shopping, schools, medical facilities and more

-

One hour to Geelong

If you've been considering a change of scenery and lifestyle, this property is an offering rarely seen in the area. The home is well appointed and immaculately maintained, the land is well fenced and the property has an abundance water supply with 3 dams, and the Gellibrand river. Be the envy of your friends and family and embrace the beauty and tranquillity of Toby's Hill.

For Sale by Exclusive selling agents in conjunction Colac to Coast Real Estate and Ray White Camperdown.