

**2120 Colac-Forrest Rd, Gerangamete, VIC, 3249**



**Rural For Sale**

Wednesday, 18 September 2024

2120 Colac-Forrest Rd, Gerangamete, VIC, 3249

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Rural**

## MAGPIE HILL

Magpie Hill is a 4-acre (1.53 ha) retreat designed for those who cherish the outdoors and seek modern comfort. Situated within a beautiful natural setting, this is an entertainer's paradise and a sanctuary for relaxation. Magpie Hill is a lifestyle property located in Gerangamete, not far from Forrest, Colac and the townships of Lorne and Apollo Bay, offering easy access to the Great Ocean Road and a secluded yet accessible lifestyle.

Built in 2014 the home features modern amenities, including an open plan kitchen, dining, and lounge area, as well as a large covered deck. The kitchen offers the convenience of gas cooking and a large central island bench with plenty of storage. Comfort is provided by a reverse cycle air-conditioner and Nectar wood fire.

Enjoy the convenience double-glazed windows and full insulation for year-round comfort, while embracing sustainable living with a 4.2 kW solar system, and 80,000-litre rainwater storage / water treatment system, ensuring energy efficiency and minimal environmental impact.

Accommodation includes three bedrooms; two with built-in robes. The master bedroom features a walk-in-robe and semi-ensuite / centrally located bathroom (featuring a shower over bath and heated towel rail). The open plan kitchen, dining and lounge room offers a flexible floor plan that opens onto the large north-facing deck complete with heat panels for evening comfort.

If that's not enough, the expansive outdoor area is perfect for entertaining with a fire-pit, outdoor servery and firewood storage. The low-maintenance native garden designed by Karen Harvey Garden Design, compliments the panoramic views of the surrounding landscape.

The children's play area includes a cubby house (Pee-Wee Cottage), flying fox and tree house, and easy access to the Gerangamete Tennis Courts. Adults can relax while children and pets play safely within the securely fenced garden. The outside bathroom, accessed from the covered deck, contains a toilet and walk-in shower. It also features an antique French free-standing bath overlooking valley views, perfect for relaxing after a day spent on the mountain bike trails of Forrest, or exploring what this beautiful region has to offer.

Built in 2023, the large 14m x 5m lock-up colourbond shed provides a studio, two lock-up bays and undercover parking with concrete floor and power.

Additional features include a stylish European laundry and 20ft shipping container for additional storage. The property has remote access security cameras for peace of mind.

The fruit orchard includes apple, peach, plum, oranges, lemons, apricots, and cherry trees, watered by reticulated waste water system. A netted vegetable garden provides ample homegrown produce. The property boasts a large dam and a billabong surrounded by native garden. The land includes wooded areas and a cleared paddock with enough room for animals.

This is a rare opportunity to enjoy a luxurious, yet sustainable, lifestyle in a serene natural setting, appealing to those who appreciate a connection to the great outdoors.