

**3/125 Beech Forest-Lavers Hill Road, Beech Forest,
VIC, 3237**



Rural For Sale

Wednesday, 18 September 2024

3/125 Beech Forest-Lavers Hill Road, Beech Forest, VIC, 3237

Type: Rural

EMBRACE NATURE'S SERENITY

48.3 ACRES "OTWAY'S HINTERLAND HAVEN" 19.5 HA
LIFESTYLE ADVENTURE RECREATION HOBBY FARM

This parcel of land is truly an ideal lifestyle block, offering you the perfect canvas to create the life you've always dreamed of. Embrace the freedom of owning 48.3 acres of gently rolling countryside, where you can immerse yourself in the beauty of nature and enjoy a serene escape from the hustle and bustle of city life.

The breathtaking glimpse of the Southern Ocean and on a clear day Views of the Grampians from this property adds an extra touch of magic to your daily life while having the old beechy rail trail right out the front. Imagine enjoying mesmerizing sunsets over the surrounding farmland.

The location of the land Just over 10 minutes to the Great Ocean Road and 25 minutes to Johanna Beach ensures that you are not too far from modern amenities, while still providing a sense of seclusion and privacy. The sealed road frontage makes access convenient, and the availability of 3-phase power opens up opportunities for potential development or lifestyle projects.

One of the most appealing aspects of this lifestyle block is the abundant wildlife that calls this place home. Picture yourself surrounded by nature's wonders, where you can spot native birds and animals, and truly connect with the natural world around you.

Additionally, the presence of a natural watercourse running through the property enhances the overall charm of the land. The soothing sound of flowing water and the lush greenery along its banks create a calming ambience that will make you feel at ease and at home.

Whether you're seeking a weekend getaway or the potential permanent lifestyle change (STCA), this land offers the perfect retreat for you and your family to simply enjoy the property as it is, embracing the peaceful and picturesque surroundings.

In just 50 minutes from Apollo Bay, you'll find yourself in a coastal town that offers a plethora of recreational activities, from beachcombing to water sports. And in a couple of hours from Geelong or Torquay, you can explore vibrant communities and cultural experiences, adding variety to your lifestyle whenever you desire.

This lifestyle block presents a rare opportunity to step into a world of natural beauty and tranquillity Centrally located to the Otways surrounded by waterfalls, reservoirs and farmland.