

3360 Colac-Lavers Hill Rd, Ferguson, VIC, 3237



Rural For Sale

Wednesday, 18 September 2024

3360 Colac-Lavers Hill Rd, Ferguson, VIC, 3237

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Rural

CAPTIVATING OTWAYS PROPERTY

**CLOSE TO THE GREAT OCEAN ROAD LAVERS HILL, JOHANNA TWELVE APOSTLES, GELLIBRAND
"BEECHY BERRIES RETREAT"**

43 ACRES - 17.50 HA

LIFESTYLE, B&B, TOURISM, INVESTMENT

Nestled amidst the stunning Otway ranges, this exceptional property offers unparalleled views and convenient access to local attractions. Just under an hour's drive from the Twelve Apostles, 30 minutes from Colac, and a mere 10 minutes from the renowned Otway Fly, with Apollo Bay less than an hour away.

Tucked away amidst nature's embrace, discover an architecturally designed octagonal home. Floor-to-ceiling double glazed windows seamlessly merge indoor and outdoor spaces, inviting the splendour of the Otway's inside. The residence boasts three spacious bedrooms, including a master with a full ensuite and walk-in robe, along with a potential fourth bedroom upstairs boasting uninterrupted Otway views. Additional features include a 15 KW solar system, north-facing orientation, wood heater, ceiling fans, reverse cycle air conditioners, and ample rainwater tank supply pressurized to the house.

Completing this idyllic retreat is an excellent all-steel lockup shed (6m x 9m) with power, a concrete floor, and two roller doors, including a cool room. A private tree-lined driveway, picturesque dam, and 20 acres of cleared rolling land add to the allure of this premium property in the heart of the Otway's