

48 Wareeny Road, Walkerville South, VIC, 3956



Rural For Sale

Saturday, 31 August 2024

48 Wareeny Road, Walkerville South, VIC, 3956

Bedrooms: 4

Bathrooms: 3

Parkings: 15

Type: Rural

Cape House - Amazing View & Amazing Value

Miles from city stress, "Cape House" is your own private Idaho with a spectacular elevated view across Cape Liptrap National Park, Bass Strait & secluded Morgans Beach.

From the impeccably maintained "Cape House", the vista to the northeast through the 3.5* metre floor to ceiling windows provide an everchanging kaleidoscope of coastal colour. From morning sea mists to awe inspiring sunsets across Bass Strait, the tranquil tea tree surrounds coupled with "Cape House's" opulent designer living will revive the batteries of any mortal soul.

THE BEACH HOUSE & GUEST STUDIO

A bespoke beach house designed by Hayne Wadley Architects and featured in Contemporary Beach Houses Down Under (built circa 2007), the beach house sits within private gated grounds on a parcel of land measuring 3.32ha* / 8.20* acres.

A masterpiece of function & design, the main beach house consists of 3 bedrooms, 2 bathrooms and central open plan living area. The entire northern aspect features floor-to-ceiling windows, leading to a large deck and broad timber staircase. A curvaceous and striking black Colourbond roof encloses the main bedroom and the west end of the house. An internal plywood wall and ceiling follows the contours of the home and flows through to the main living area.

A separate self-contained guest house with private deck & hot tub provides further accommodation. Like the main beach house, the guest house (orientated to the west) features floor to ceiling glass windows with a private and elevated view across Bass Strait.

Featuring an open plan design, the guest house includes a self-contained kitchenette, separate bathroom with shower and toilet, and spacious multi-function mezzanine floor used as a retreat, space for additional guest accommodation or storage.

An undercover carport for 3 vehicles acts as a conduit between the main beach house and guest house. A fenced dog enclosure on a timber platform with Miner's Cottage dog kennel is conveniently located immediately behind the carport.

THE SHED & HELICOPTER ENCLOSURE

The main shed complex has been recently updated to include a concrete landing apron to a secure helicopter enclosure. Multifunctional by design, the enclosure cleverly doubles as a spacious area for watercraft and other vehicles.

Built from steel on a concrete base, the shed is fully powered and lit with new led lights, houses a 15KVA backup generator for the entire property and includes a shower/toilet/kitchenette and wood fire heating. Future ready, the shed is high bay wired throughout and is ready for roof top solar panel installation if desired. With 3 electric roller doors and an additional sliding door to the eastern end of the structure, there's plenty of access and room for storage of all the toys and equipment.

PROPERTY IMPROVEMENTS & UTILITIES

Improvements across the "Cape House" property are first class and built with self-sufficiency in mind.

The property has secure water supply by way of 6 networked rainwater tanks with total capacity of 117,500* litres. 2 x 20,000 litre tanks are located under the main beach house (with remote gauges to show fill levels), while 3 x 22,500 litre tanks at the main shed complex and 1 x 10,000 litre tank at the woodshed provide further water storage.

THE LANDSCAPE

Cape House sits in an elevated position, orientated to the northwest, overlooking Cape Liptrap National Park, Bass Strait and the secluded 2.75km* white sands of Morgan's Beach.

Nestled among coastal tea tree, a sand track at the front of the property leads to a private dual level timber observation deck complete with permanent table and bench seating. Further on towards Pirate's Cove below, you'll find the strategically placed park bench and the retractable rope that provides access assistance to the Cove below. For those that enjoy adventure, Pirate's Cove is a hidden sanctuary full of beachside rockpool treasures. For those with a penchant for seafood, fresh abalone, oysters, crayfish and ocean fish can often be found within the Cove.

If swimming, surfing, or relaxing with the family on white sand is your thing, a little further around the corner you'll find the secluded sands of Morgans Beach underfoot.

THE LOCATION

Located two and half hours* southeast of Melbourne, the pleasant drive to 'Cape House' meanders through seaside hamlets and green coastal landscapes.

- Eastlink / Monash Freeway Junction - 2 hours, 171km*
- Inverloch - 35 minutes*, 48km*
- Venus Bay - 20 minutes*, 32km*
- Walkerville - 15 minutes*, 11km*
- Wilsons Promontory National Park - 44 minutes*, 48km*

*Approximately, source - Google Maps.

For further information including a comprehensive property brochure follow this link >> <https://vltre.co/3USaJI>

Inspections by appointment, please contact Jason Hellyer on 0403 043 571.