

5155 Great Ocean Road, Lavers Hill, VIC, 3238



Rural For Sale

Wednesday, 18 September 2024

5155 Great Ocean Road, Lavers Hill, VIC, 3238

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Rural

CAPTIVATING GREAT OCEAN ROAD PROPERTY

CLOSE TO APOLLO BAY - PORT CAMPBELL TWELVE APOSTLES PRINCETOWN PETERBOROUGH

10.91 ACRES "OTWAY'S HIDDEN GEM" 4.41 HECTARES

LIFESTYLE B&B TOURISM INVESTMENT

Nestled on 10.91 acres of pristine land, this property offers a unique blend of tranquillity and potential. With 4 acres of cleared land and the remaining area made up of native bush and a thriving plantation of approximately 1,200 blue gum trees, the surroundings provide a perfect backdrop for various activities.

The centrepiece of the property is a charming cedar weatherboard home with a pine-lined roof, showcasing the craftsmanship of a 30-year-old build, meticulously constructed by father and son builders. The warmth of the solid wood heater permeates the 3 carpeted bedrooms, each featuring built-in robes. The open-plan kitchen, dining, and living area is flooded with natural light, creating a welcoming space for family gatherings.

Practical amenities include a centrally located family bathroom, a 10,000-liter rainwater storage system, pressurised to the house, ensuring a sustainable water supply. An instantaneous gas hot water service, powered by gas bottles, adds modern convenience to this timeless abode. The front and rear verandas offer serene outdoor spaces to relax and enjoy the breathtaking surroundings.

Strategically located, this property is only 50 minutes from the coastal charm of Apollo Bay, 30 minutes from the iconic Twelve Apostles, and a mere 20 minutes from the pristine Johanna Beach. The one-car carport provides shelter for vehicles, and a utility room with an adjoining wood storage area completes the functionality of this residence.

With the added advantage of the right to harvest the blue gum trees, this property presents not just a home, but an opportunity for sustainable living and potential returns. Embrace the beauty of nature and the legacy of this craftsmanship built haven, where the possibilities are as vast as the land itself.