



180 BALD HILLS ROAD

www.180baldhills.com

★★★
INVERLOCH
1896

@realty

WELCOME

ABOUT THE AGENT

Leo Edwards is a fully licensed real estate agent based in Inverloch, Victoria, and the founder of www.inverloch3996.com a regional online platform reaching up to 30,000 people weekly who either love or would love to live in the region.

He has worked internationally creating marketing campaigns for some of the largest real estate developments in the world before making the sea change to Inverloch with his wife Janelle & Son Alfie in 2014. He holds regional qualifications with the Real Estate Institute of Victoria, the Australian School of Business & Law as well as international qualifications with both the Chartered Institute of Securities & Investment & the Chartered Insurance Institute.

Leo is also the founder of www.3996studio.com a platform dedicated to helping other forward thinking real estate agents market their properties more effectively and achieve better results for their vendors in an increasingly digital age.



Leo Edwards

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THE PROPERTY

“A stunning lifestyle acreage property on 50 pristine acres”

PROPERTY FEATURES

- Fertile grounds
- Dual living zones
- Rural but close to town
- Spacious bedrooms
- Extensive shedding

ABOUT THE BUILDING

This beautiful rural residence offers up dual living spaces, traditional yet with a modern twist. The practical floor-plan is a delight with spacious living areas for the whole family to spread out in.

WHY ARE THEY MOVING?

The current owners are downsizing to a smaller property.

NEIGHBOURS

The property is extremely private, quiet and secluded. Your nearest neighbour is The Organic Produce Farm.

Hobby farms don't come any better than this! If you've ever dreamed of living off the land with not a neighbour in sight, while still being close to civilisation, then this could be your dream home!

Secluded and private yet only moments from the town centre of Tarwin Lower complete with an IGA, Mitre 10 and newly renovated pub, this stunning multi-purpose lifestyle property ticks all the right boxes.

The perfect work from home base with Skymesh NBN allows you to experience absolute serenity and a slower pace of life yet still reach Melbourne's outer suburbs in less than 2 hours. You really can have the best of both worlds.

Early inspection is highly recommended.



If you've ever dreamed of living a self sufficient country lifestyle by the coast - then here's your opportunity. Enjoy just over 50 acres of private fertile land, with your closest neighbour being " The Organic Produce Farm" you'll be in good company at 180 Bald Hills Road.

Maintained to an excellent standard by the current owners the property is ready for you to move in and live your dream while taking your pick of the best beaches in South Gippsland and the Bass Coast, with Venus Bay, Walkerville South and Inverloch only a short drive away!

The property benefits from multiple sheds and yards, hay storage and shelters for the horses. The soil is extremely fertile and produces plentiful year round hay and currently provides lots of home- grown food options, complete with a fantastic chook shed.

Perfect for a growing family or a couple craving privacy and luxury but not isolation. Don't miss this opportunity as locations like these do not come along very often.



A long meandering tree-lined driveway curves to a double gated entry to the spacious home. A beautiful recycled brick patio frames the house and landscaped grounds and leads up to the front door where you are greeted by polished wooden floorboards and a retro interior vibe. The theme flows throughout the dual living areas and four full size bedrooms, with the 5th bedroom currently being used as a full time office complete with Skymesh NBN, so working from home won't be a problem here.

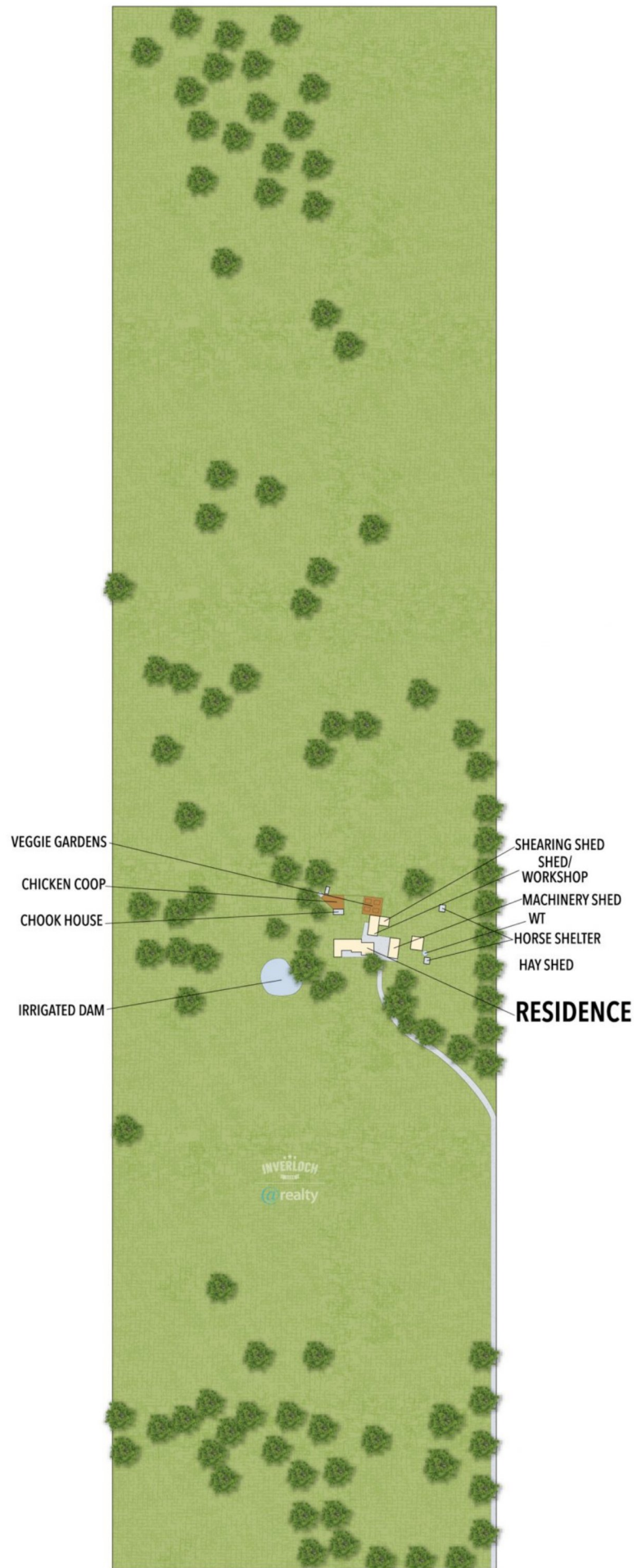
A large open plan kitchen leads through to a laundry / mudroom and access to the rear of the property and the large veggie garden where you'll be growing your own food in no time. The property also benefits from a 7.65kw solar array with 24 panels.

A huge workshop / mancave with interior rooms is also at the rear of the property, perfect for a barn dance and leads through to the shearing shed. The property is currently set up for cattle or sheep and benefits from a huge irrigated dam, Machinery sheds, hay sheds, yards and races.

Early inspection is highly recommended at this very special country residence.

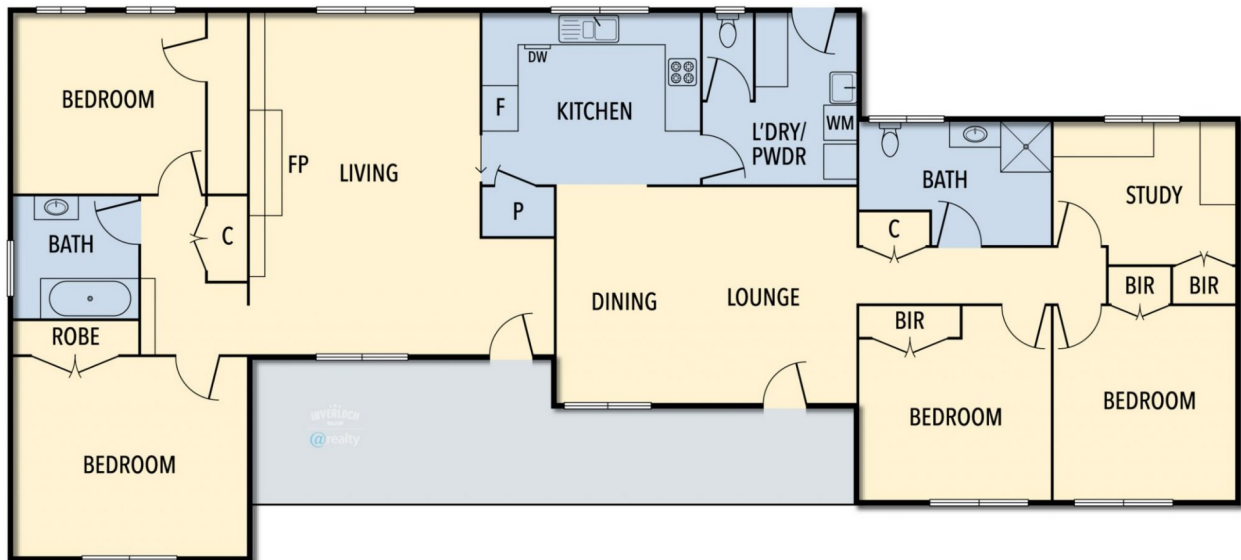


180 BALD HILLS ROAD - TARWIN LOWER



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