



## 440 DOCTORS CREEK ROAD, CLONBINANE, VIC 3658

### OLIVETO - ON 54 ACRES

This is a unique get-away on 54 acres of beautiful bushland only one hour's drive from suburban Melbourne. The house is fully self-sustainable with a stand-alone solar system, several ceiling fans, combustion heating, generator, ample water, vegetable gardens and fruit trees. The studio/exercise room comes with reverse cycle air.

Hidden from the roadside is this rustic home clad with silver top ash offering light filled living/ dining areas and 4 bedrooms, 2 bathrooms, kitchen with stone bench, European laundry and full width north facing timber decking that overlooks amazing gullies and distant hills. Outside you will find a large studio/exercise room, studio/storage unit, double garage, septic tank and several sheds, and a kid's treehouse.

There are 3 water tanks, a CFA Tank, 2 deep dams, 140 established olive trees, other fruit trees and 2 fenced vegetable gardens with their own water supplies.

The property comes with a current permit for a recreation facility and accommodation offering the owners the option of running a small business and pleasure activity, such as a yoga retreat or Bed and Breakfast enterprise.

To top it off you are living in the centre of an amazing wildlife habitat with a large variety of bird life, native animals, walking tracks through your own private forest and incredible tranquility.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 22841724

**SALE DETAILS**

**Price Upon Application**

**CONTACT DETAILS**

**ELDERS, WHITTLESEA**

Shop 1/75 Church Street

WHITTLESEA, VIC

03 9716 2000

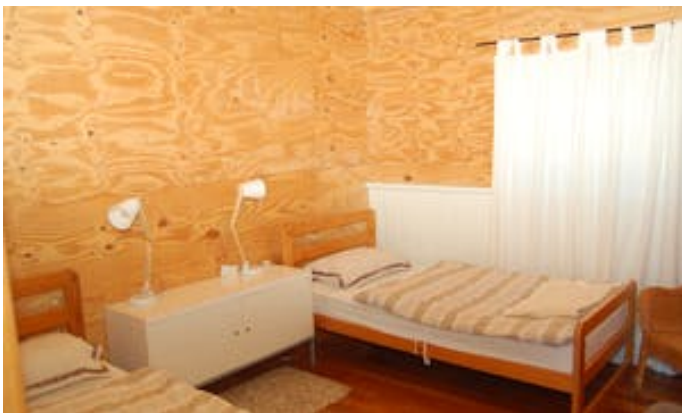
**Ed Ermanis**

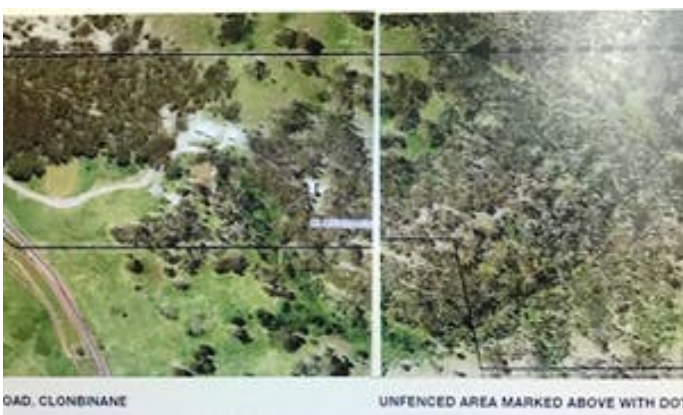
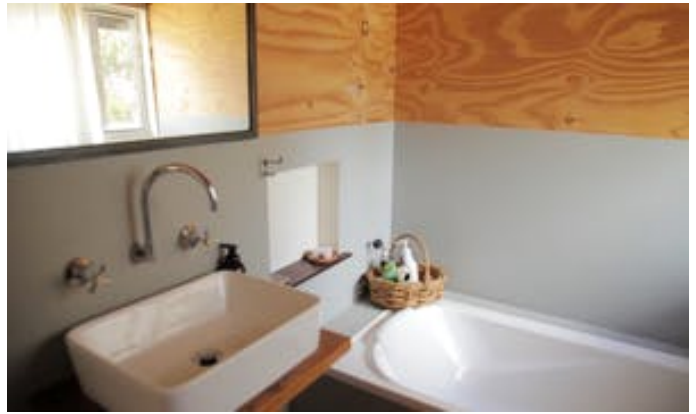
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The possibilities of this property are endless - a place to call home, an escape from the city, a horticulture adventure or the perfect B & B opportunity.

- Land Area 22.4126 hectares
- Bedrooms: 4
- Bathrooms: 2







ROAD, CLONBINANE

UNFENCED AREA MARKED ABOVE WITH DOT