



405 Brickmakers Road, BAMBRA, VIC 3241

A Life of Natural Abundance at the Foothills of the Otways

5.12 hectares, 12.65 acres

At the foothills of the Otway Ranges, this captivating 5.12 ha - 12.6 acre approx lifestyle property seamlessly combines modern comfort, self-sufficiency and natural beauty. Surrounded by sweeping lawns, native flora and abundant birdlife, it offers a rare sense of space, serenity and connection.

The elegant four-bedroom residence showcases solid Jarrah timber floors, expansive glazing and a refined natural palette that invites the outdoors in. Three versatile living areas and a dedicated study provide flexibility for family living or remote work, while the well-appointed kitchen impresses with quality Bosch and Fisher & Paykel appliances.

Outdoors, the gardens unfold into a stunning arboretum of established trees and shrubs, offering an ever-changing display of texture and colour throughout the seasons. A productive citrus orchard featuring lemon, lime, grapefruit, orange and mandarin trees is complemented by apple, pear, peach and plum trees, along with a thriving 680-tree olive grove, embodying a lifestyle of sustainable abundance. A 10-megalitre water feature and 125,000 litres of rainwater storage enhance the property's self-sufficiency.

Practical features include an 8m Ã# 6m garage, 9m Ã# 9m workshop with 3m Ã# 15m skillion, and a 9m Ã# 13m machinery shed, alongside a children's playground, raised

TYPE: For Sale

INTERNET ID: 300P185700

SALE DETAILS

**Offers Close 5pm 3rd
December if not sold
prior**

CONTACT DETAILS

**ELDERS RURAL
SERVICES AUSTRALIA
LTD**

Suite 15, 400 Pakington
Street
Newtown, VIC
03 5225 5000

Peter Lindeman

vegetable gardens, chicken coop and dog run ideal for family living and hobby farming.

0418 525 609

Perfectly positioned just 10 minutes from Birregurra and Winchelsea, 25 minutes from Lorne's beaches, 45 minutes from Geelong and around 90 minutes from Melbourne, this exceptional retreat offers rural tranquillity with outstanding accessibility.

- Land Area 5.12 hectares
- Bedrooms: 4
- Bathrooms: 2

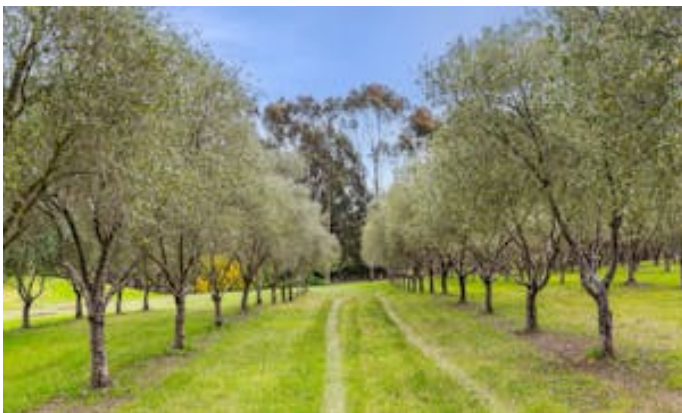


HOMESTEAD

Bedrooms	4
Bathrooms	2







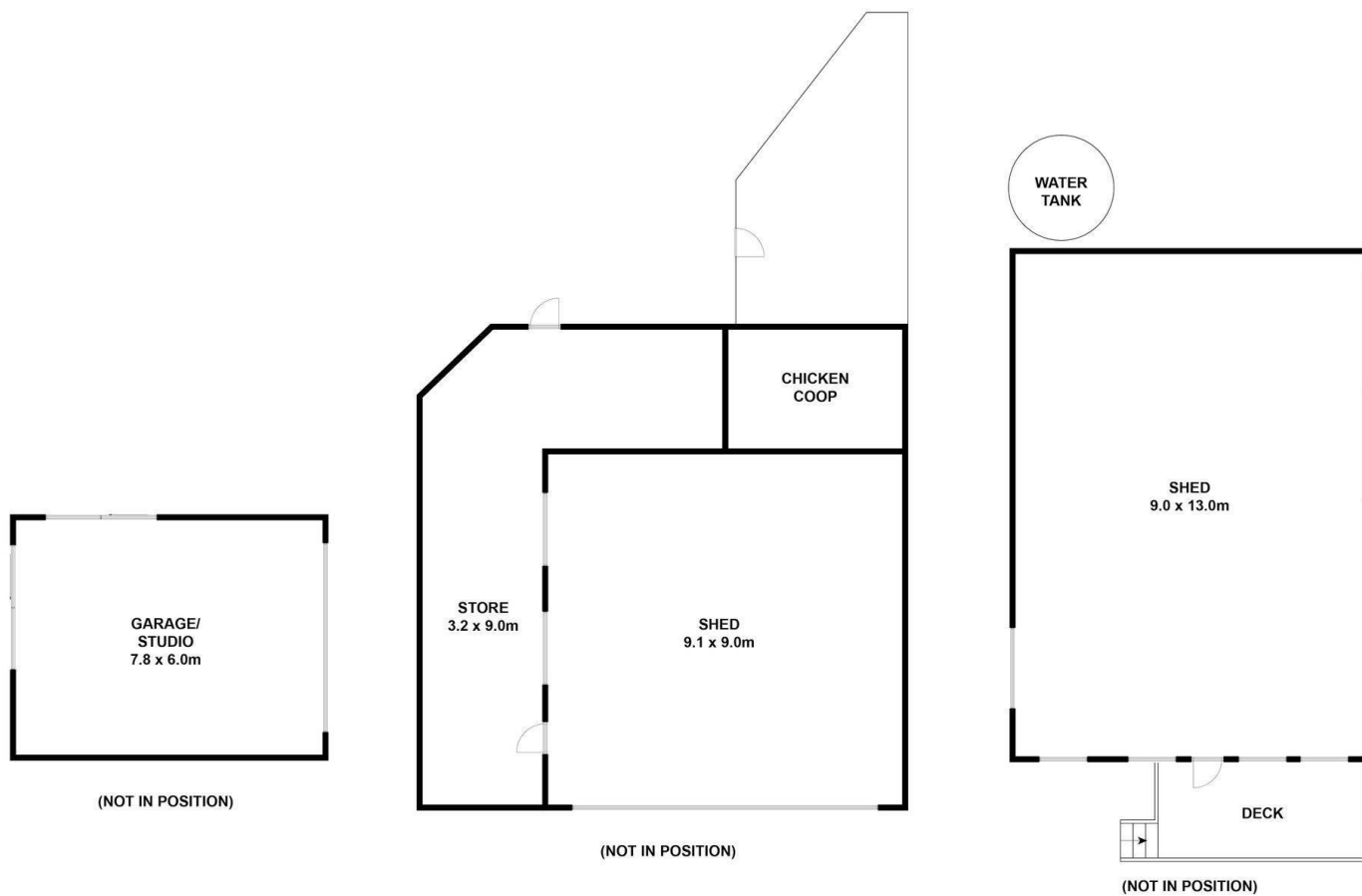




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Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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