



## 122 Bells Road, LOCH, VIC 3945

Versatile Lifestyle Opportunity on 5.18 Acres

**2.10 hectares, 5.18 acres**

Set on a peaceful 5.18 acres, this versatile property offers an ideal lifestyle opportunity just a short drive from the popular township of Loch and Poowong. Featuring two separate dwellings, established gardens and good shedding, it would be ideally suited to extended family living, dual occupancy, or those seeking space, privacy and flexibility.

Key features:

Main Home

ï#- Three bedrooms plus study

ï#- Functional kitchen with electric oven and induction cooktop

ï#- Central bathroom with walk-in-shower, vanity and separate toilet

ï#- Comfortable living room with wood heater and reverse-cycle air conditioning

**TYPE:** For Sale

**INTERNET ID:** 300P189872

**SALE DETAILS**

**\$975,000**

**CONTACT DETAILS**

**Elders**  
**Leongatha/Korumburra**  
37 Bair St  
Leongatha, VIC  
03 5662 3523

**Katrina Griggs**  
0428 571 083

ï#- Separate dining room and light-filled sunroom

Second Residence:

ï#- Two bedrooms

ï#- Kitchen and bathroom

ï#- Ideal for guest accommodation, extended family or potential rental income

ï#- Approx. 5.18 acres, divided into three paddocks

Outdoor Features

ï#- Beautifully established English-style gardens surrounding the main home, complemented by fruit trees

ï#- Solar on both homes to reduce electricity bills

ï#- Ample shedding including garage, wood shed, machinery shed and disused dairy

ï#- Undulating land suitable for horses, cattle or sheep

Offering space, flexibility and a charming rural atmosphere, this property presents a fantastic opportunity to secure a dual living lifestyle property in a tightly held location. Whether you're seeking a family haven, multi-generational living or a country escape with income potential, this property delivers lifestyle appeal in a highly convenient setting.

For further information or to inspect the property, please contact Katrina Griggs on 0428 571 083 or Sharon Turton on 0447 604 796.

- Land Area 2.096272 hectares
- Bedrooms: 5
- Bathrooms: 2



**HOMESTEAD**

<b>Bedrooms</b>	5
<b>Bathrooms</b>	2

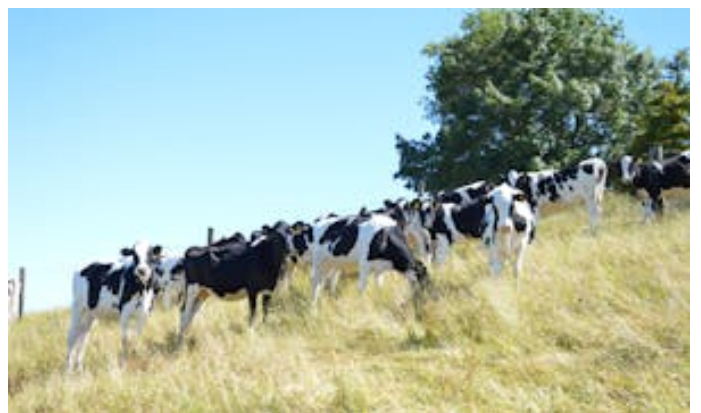
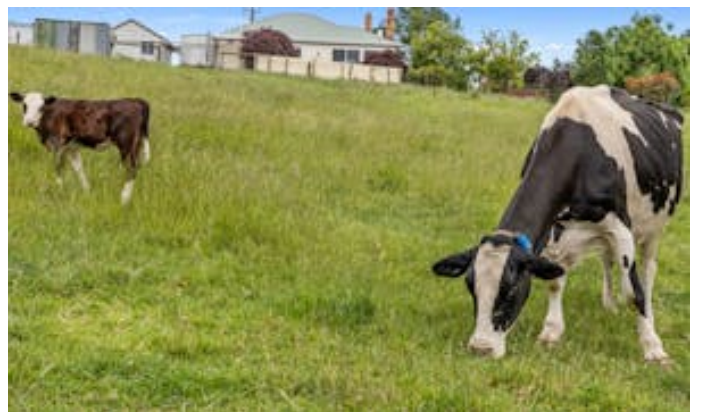




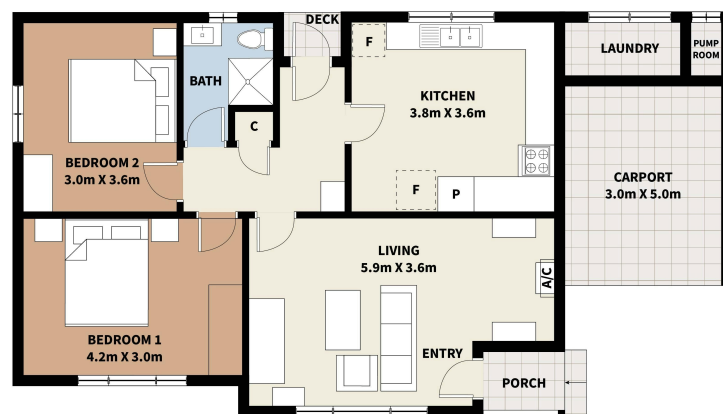












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