



80 Devon Road, BARRABOOL, VIC 3221

A Masterpiece of Grand Scale and Refined Luxury with Breathtaking Views

40.64 hectares, 100.42 acres

Situated on 40 ha 100 acres in the prestigious Barrabool Hills, this exceptional lifestyle residence offers a rare blend of scale, craftsmanship, and resort-style luxury. Privately set among rolling pastures and mature shelter belts, the home enjoys expansive views and a strong sense of seclusion, while being confidently positioned within its natural landscape. This is a fully realised rural property where refined design and luxurious liveability meet the quiet beauty of the countryside.

The architecture is both striking and timeless, combining Old Geelong red brick, reclaimed timber posts from Melbourne wharfs, and expansive glazing. Distinct wings are connected by glazed breezeways, reinterpreting the traditional homestead in a contemporary form. High ceilings, bespoke joinery, timber floors, and plush wool carpets soften the accommodation areas, while polished concrete floors define the main living zones. Large windows throughout create a seamless connection between indoors and the surrounding Barrabool Hills landscape.

At the centre of the home, the kitchen anchors the main living and entertaining space. Featuring a full suite of Miele appliances, it is finished with Calacatta marble, engineered stone, and custom timber cabinetry. The adjoining living and dining areas gather around a Nectre wood fire and extend effortlessly to an alfresco deck and

TYPE: For Sale

INTERNET ID: 300P193352

SALE DETAILS

**Offers Close 1pm
Tuesday 5th May if not
sold prior**

CONTACT DETAILS

**ELDERS RURAL
SERVICES AUSTRALIA
LTD**

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

Peter Lindeman

swimming pool. With outdoor heating, a ceiling fan, and integrated sound, this space is designed for year-round use.

The main suite offers a private retreat, introduced by a recycled timber barn door. With polished concrete floors, large picture windows, and views across the pool and hills, it is a calm and refined space. Additional bedrooms, multiple living zones, and wellness areas provide flexibility and privacy throughout the home.

The 10m x 5m inground pool and well appointed pool house enhances the lifestyle appeal, complete with barbecue, fridge, sink, ensuite, and outdoor showers. The property also includes five-car garaging, CCTV security, a Tesla Powerwall, 23kW solar system, backup power, and extensive rainwater storage.

Beyond the residence, the estate continues to impress with outstanding infrastructure, anchored by an expansive 42m x 18m shed complex. Designed for versatility, the facility features an 8m x 18m showroom, a 22m x 18m workshop, and an additional 12m x 18m area dedicated to machinery and storage. Above, an elevated 8m x 18m games and bar retreat, complete with a kitchenette, ensuite, and private balcony captures sweeping views across Bass Strait, the Melbourne skyline, and the You Yangs, offering a superb space for entertaining or quiet relaxation.

Two dams, a spring, and six fenced paddocks support equine use, grazing, or small-scale agriculture.

Located under 15 minutes from Highton Village, 20 minutes from Geelong CBD, and just over an hour from Melbourne, the property offers both privacy and convenience.

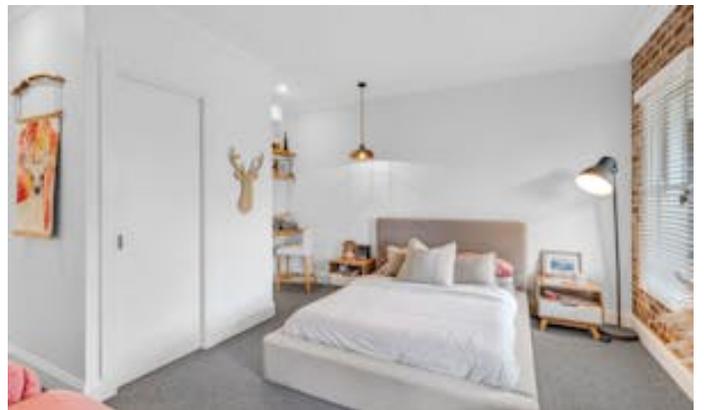
In conjunction with HF Richardson | Matt Poustie ☎ 0400 902 146 & Tony Hyde ☎ 0401 736 136

- Land Area 40.64 hectares
- Building Area: 394.00 square metres
- Bedrooms: 5
- Bathrooms: 6

HOMESTEAD

Bedrooms	5
Bathrooms	6
House Area	394.00 square metres









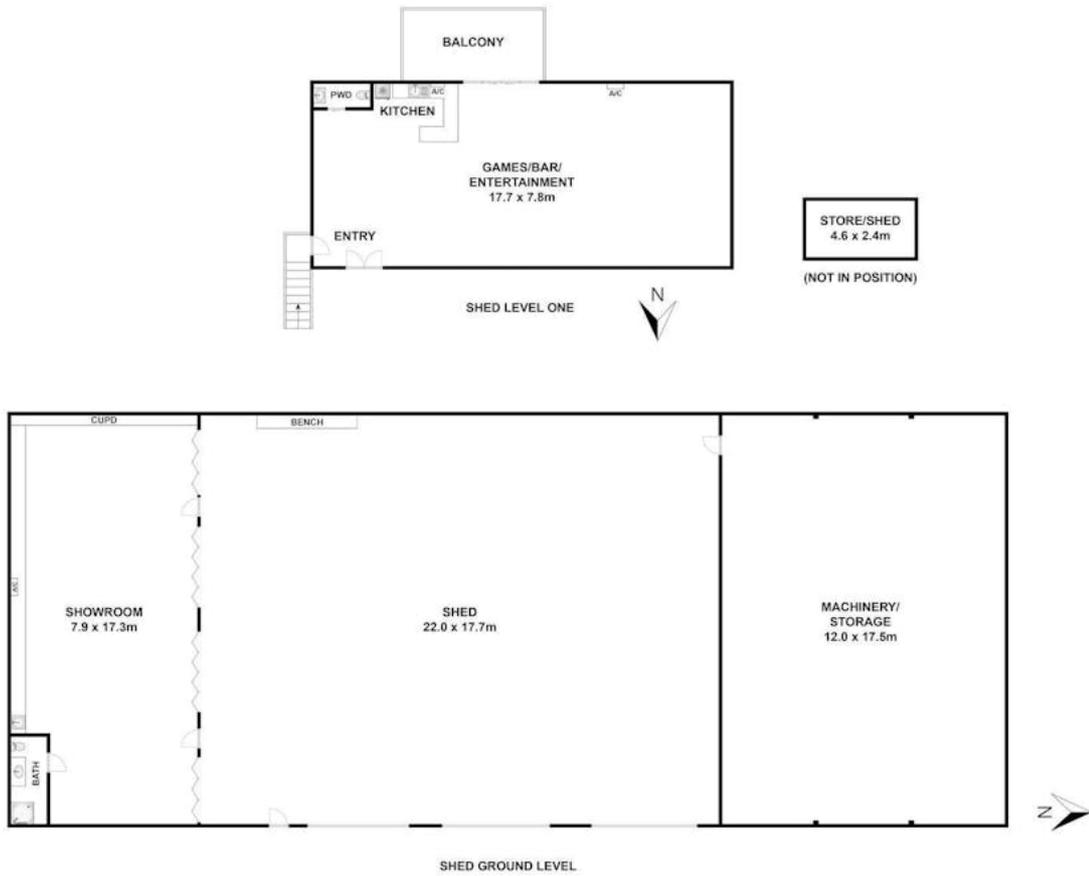


Whilst bwr.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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