



## 220 Buckley Road North, BUCKLEY, VIC 3240

Where Sustainable Design Meets Productive Land

**65.00 hectares, 160.62 acres**

Beyond the stone entry and automated gates, this 65ha - 160 acres approx property brings together working farm substance, sustainable design and a deeply peaceful country lifestyle. Angus cattle graze the paddocks, established trees shelter the homestead, mature plantings bring seasonal colour and the quiet is carried by birdsong, breeze and the movement of the land.

Newly constructed from hemp, a carbon negative material valued for its thermal performance, sustainability and natural texture, the four bedroom architecturally designed residence carries an earthy strength through its steep gabled roofline, stonework, broad glazing and paved alfresco area. Inside, hemp walls, polished concrete floors, lofty ceilings, timber features and soft natural tones create warmth and calm, with hydronic heating and ceiling fans adding year round comfort. An executive style country kitchen anchors the open plan living and dining domain, flowing beautifully to the outdoor entertaining zone.

A stone fireplace defines the alfresco, while the 4m x 11m inground pool, open lawn, fruit orchard and established surrounds shape a lifestyle of space and stillness. Three ground floor bedrooms, a private upper level main suite with study and a separate bungalow with ensuite offer superb flexibility.

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:** For Sale

**INTERNET ID:** 300P194564

### CONTACT DETAILS

**ELDERS RURAL SERVICES AUSTRALIA LTD**

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

**Peter Lindeman**  
0418 525 609

With 70,000 litres of rainwater storage, a central laneway, eight paddocks with troughs, four dams, an 18m x 9m shearing shed, 20m x 12m machinery shed and 14m x 6.5m shed, the property is ready for cattle, sheep, horses or other agricultural pursuits, only 10 minutes to Winchelsea, 20 minutes to Waurin Ponds, under 30 minutes to Torquay or Geelong and around 80 minutes to Melbourne.

- Land Area 65 hectares
- Bedrooms: 4
- Bathrooms: 4

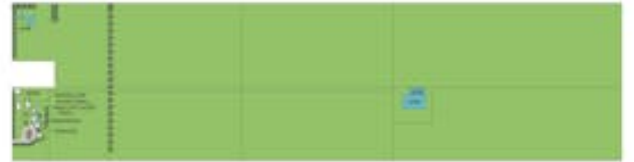
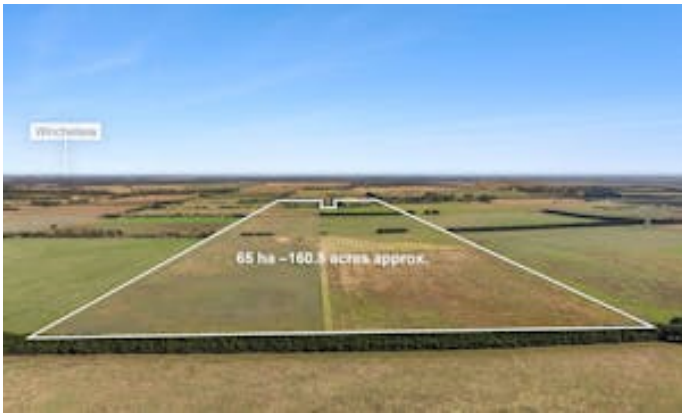
## HOMESTEAD

<b>Bedrooms</b>	4
<b>Bathrooms</b>	4









Approx. 160.5 ha (400 acres)

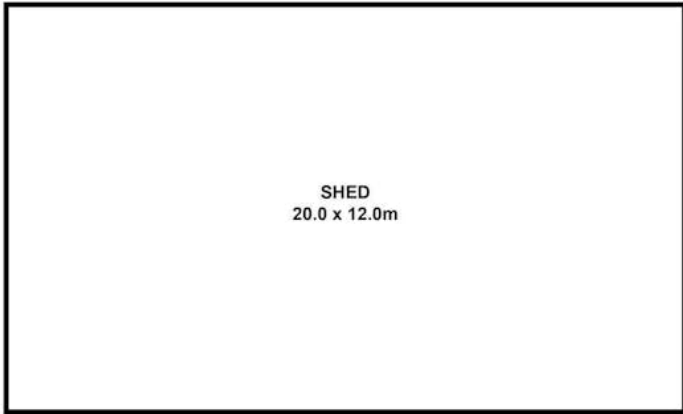


Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

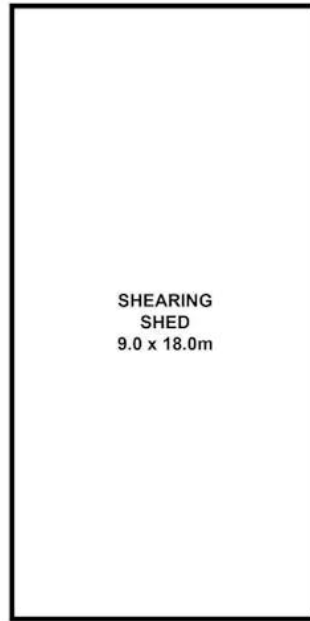


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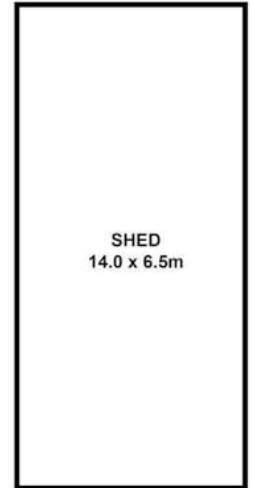
**Elders** Real Estate



(NOT IN POSITION)



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