



81 Gears Hill Road, TOLMIE, VIC 3723

Elevated Country Living with Breathtaking Alpine Views

A little sneak peek of a very special property that's about to hit the market. The views here are simply breathtaking—one of those places that makes you stop, take a deep breath, and appreciate the beauty around you. There's a feeling you get when you're here that's hard to put into words, and honestly, it's the kind of place that's very hard to leave.

Set high amongst beautiful native gum trees and positioned to capture truly spectacular vistas, this unique three-storey country home offers an exceptional lifestyle opportunity on approximately 10 acres.

The home comprises three bedrooms and one bathroom, thoughtfully spread over three levels, creating a sense of space, privacy and connection with the surrounding landscape.

At the heart of the home, the light-filled living room opens directly onto a generous deck, where uninterrupted panoramic views stretch across to Mount Buffalo, Mount Feathertop, Mount Cobbler and Mount Buller, a breathtaking ever-changing backdrop in every season.

TYPE: For Sale

INTERNET ID: 300P195310

SALE DETAILS

\$880,000 to \$920,000

CONTACT DETAILS

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Large windows throughout invite the outdoors in, framing the surrounding forest canopy and distant alpine ranges, while timber finishes add warmth and character, perfectly complementing the natural setting. Whether enjoying a quiet morning coffee, entertaining friends, or soaking in the afternoon light, the deck is a standout feature and an ideal vantage point to fully appreciate the serenity and elevation of the property.

The land itself offers a peaceful bushland setting with a lovely mix of cleared areas and established gums, providing privacy, space and a genuine sense of escape, while still being within comfortable reach of Mansfield and surrounding High Country attractions.

This is a rare opportunity to secure a private hills escape with remarkable views, space to breathe and a strong connection to nature, ideal as a permanent residence, weekender or mountain retreat.

Other features: Area Views, Bush Retreat

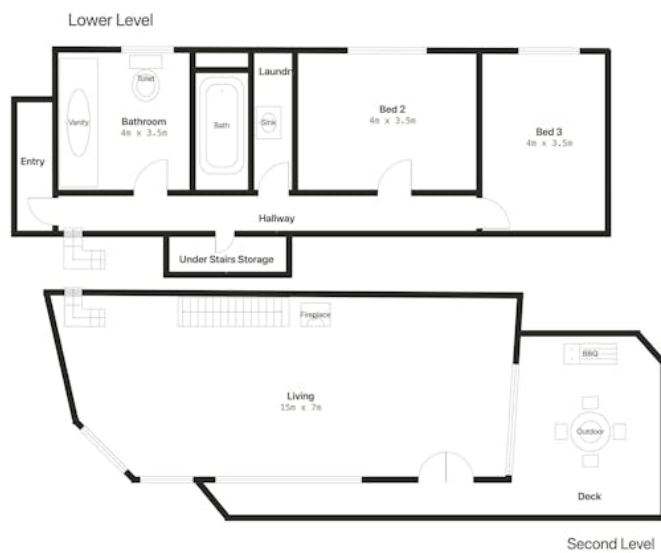
- Land Area 9.81 acres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3
- Single carport







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Drawings and measurements are approximate and for illustration purposes only.