



## 570 Three Chain Road, BOOROLITE, VIC 3723

For the Adventurous.

"Home Station Lodge" for many years the base of "Bush Adventure" ([www.bushexperiences.com.au](http://www.bushexperiences.com.au)) offers million-dollar views with a million-acre backyard.

Positioned with over 1.4km of frontage to State Park, this remarkable property provides direct access to an extensive network of trails and tracks. It is perfectly suited to trail bike riders, horse riders, 4WD enthusiasts, bushwalkers and hunters, with Lake Eildon and Mt Buller within easy reach.

Set high above the Delatite Valley, approximately 25km southeast of Mansfield, the Lodge enjoys outstanding privacy and sweeping views across the surrounding landscape. Designed as a true bush retreat base, it features exposed timber beams, cathedral ceilings, slate flooring and two wood fires, creating a warm and authentic country atmosphere.

The accommodation includes a spacious open-plan living, dining and lounge area, study nook, and a large adjoining kitchen with gas cooking and generous bench space. Five well-sized bedrooms and two bathrooms provide comfortable accommodation for families or larger groups.

**TYPE:** For Sale

**INTERNET ID:** 300P196913

### SALE DETAILS

**\$1,450,000 -  
\$1,595,000**

### CONTACT DETAILS

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Expansive north-facing windows and a wide veranda capture uninterrupted 35km views over the Delatite Valley, the perfect place to relax and take in the surrounds.

The property is fully self-sufficient, with solar and generator power, gas refrigeration, wood heating and gravity-fed water supply, offering independence without ongoing utility costs.

Additional infrastructure includes an outdoor kitchen with barbecue and wood-fired oven, secure lock-up shed with concrete floor and power, drying/hanging room with stainless steel benches and water, multiple storage sheds, two carports, and a separate auxiliary shed providing further utility.

A truly unique holding in a spectacular setting, "Home Station Lodge" presents the opportunity to reinstate an adventure-based business, or simply enjoy a private and unforgettable lifestyle retreat with family and friends.

- Land Area 22.36 hectares
- Bedrooms: 5
- Bathrooms: 2
- Double garage











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Disclaimer: This floorplan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Elders gives no guarantee, warranty or representation as to the accuracy and layout.