



**1321-1325 Queenscliff Portarlington Road Swan Bay VIC**

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Expressions Of Interest Closing Friday 24th July @ 5pm

Situated on the beautiful Bellarine Peninsular, this hidden, rural oasis of almost nine acres, has much to offer. Wrapped by green pastures, vineyards and farm, enjoy amazing unspoilt views over the Swan Bay Marine Park to historic Queenscliff; a lovingly maintained, family property with unlimited potential is awaiting your own special touch. 8.7 acres includes a spacious, 4 bedroom brick home with built in robes and family bathroom. The east facing house welcomes the morning sun in the kitchen and family room adjoined by an updated galley kitchen leading to a large timber deck. Climate controls will keep you cool in summer with two large newly installed air conditioning units whilst the cosy Coonara burns warmly and efficiently all night in winter. A separate carport gives easy access to the quieter, main lounge. It's up to you. should you retain the original charm or renovate and extend. (STCA)

A huge insulated, work shed 25m x 40m is perfect for storage or running a business whilst the adjoining contemporary styled art studio - with kitchenette, wood heater, other rooms and bathroom is perfect for many

**Price** : \$ 1,410,000

**Land Size** : 8 Acres

**View** : <https://www.bellarineproperty.com.au/22137>  
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**Dan Halsey**  
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**1325 QUEENSCLIFF-PORTARLINGTON ROAD, SWAN BAY**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.