



## 17 Graham Lane Connewarre VIC

4 3 15

'BANCOORA' in picturesque Grahams Lane, is privately positioned behind Breamlea and Point Impossible. Local to the world class surf beach 'BANCOORA' and named after the steamship, stranded in 1891. A stunning home with endless lifestyle benefits and a timeless charm that cannot be replicated.

**Price** : \$ 1,300,000  
**Land Size** : 3.04 Acres  
**View** : <https://www.bellarineproperty.com.au/3410543>

- Built circa 1890, this homestead has been lovingly and creatively restored and extended by multi-award winning Master Builder, Courtney Dalton
- Recent refurbishments to bathroom and grand main entrance with velux windows for natural light
- Wide sweeping verandahs, 12ft ceilings, baltic pine and hardwood polished floors
- Original baltic lining boards, 12' skirtings, original double hung windows and solid timber doors
- The floorplan includes a solid timber French Provincial kitchen with adjoining second living zone
- 4 spacious BRs with a guest studio/loft or 5th BR
- 3 bathrooms, a library and storeroom with 50 lineal metres of shelving
- A notable feature is the charming bar, constructed from Otway Bluegum and was previously a 32ft Cray-fishing



**Peta Walter**  
03 5254 3100



**Dan Halsey**  
03 5254 3100



Approx Area 330.3m<sup>2</sup>

Whilst [bwm.com.au](http://bwm.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.

**17 GRAHAM LANE, CONNEWARRE**

bellarineproperty