

Sold



165 Bass Landing Rd, Bass



## LIFESTYLE - WATERFRONT - ADDRESS

Unique Bass River & Bay Frontage - 110 Acres (44.5 hectares) - Stylish Signature Home Capturing Uninterrupted 180 Degree Views Over Farmland & Westernport Bay to San Remo & Bridge.

This signature home is set in a beautiful rural setting, enjoying breathtaking views over farmland and Westernport Bay to San Remo bridge and beyond. This tucked-away and very private oasis is less than an hour and a half from Melbourne.

The sense of space is impressive when entering the property. Its wide hallway, three meter high ceilings and imposing full-height doors leads you seamlessly into the expansive open plan living zone and full-width black butt timber decking.

With the perfect northwest orientation to the open plan family room, you are cool in summer and warm in winter. The pendulum fireplace, floor to ceiling windows, sliding doors opening onto a large deck for indoor-outdoor living, and views to Bass River and Westernport Bay complement the space and floods the area with natural light.

The designer kitchen has AEG appliances, including a convection oven, steam oven, and induction cooktop. Add the butler's pantry, and you have the perfect environment for creating gourmet masterpieces. The cantilever Caesar Stone island bench is ideal for sitting over dinner and watching the magnificent sunsets over San Remo and Churchill Island.

The master bedroom has a unique feature wall, built-in wardrobe, and

4 bedrooms 2 bathrooms 2 car spaces 44.50 ha

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2432
<b>Land Area</b>	44.50 ha

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expansive views of the rolling hills of Woolamai and San Remo. The ensuite has a walk-in door less shower, cascade showerheads and two-sink vanity.

There are two large bedrooms for family/guests with a separate family bathroom with a freestanding luxury tub, double vanity, a large walk-in shower, and a separate entrance to a small outdoor deck with an outside shower.

The versatile upstairs loft could be a home office or additional bedroom/living area with spectacular 180-degree views to such landmarks as San Remo Bridge, Churchill Island and Rhyll.

Downstairs has a light-filled study with ample storage and custom cabinetry.

Additional features include ducted heating and cooling distributed through lineal grills, solar panels producing six kilowatts of power, keyless entry, ducted vacuum and multiple indoor and outdoor sensor lights.

The Facts and Working Improvements:

A regenerative farm - comprising 8 working paddocks

49,000 litre water tank for servicing of farm and troughs

Two 13,500 litre tanks for home use

Two natural springs on the property

1 Bore (only three years old)

Restored working shed (8.5m x 9.3m)

Stable (8.9m x 10m). Large hay shed (11.6m x 9m)

Large recently refurbished stockyard including cattle crush

Chicken coop

10,000 native trees planted.

The home and landscape have been remodelled and restored with the use of local timbers, alongside exceptional attention to detail and function.

The area is steeped in rich colonial history and was the established site to Victoria's third oldest permanent settlement around 1835 to 1836. The tidal Bass River provides a unique access to Westernport Bay. Only 90 minutes from Melbourne.

Inspection By Appointment Only.

Disclaimer - We have obtained all information in this document from sources we believe to be reliable. However, we cannot guarantee its accuracy.

Prospective purchasers are advised to carry out their own investigations.

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