



69 Cutty Sark Road, Coronet Bay

"YOORHOOGA" - A REMARKABLE FEDERATION HOMESTEAD!

Gracing one of the largest residential landholdings in Coronet Bay, "Yoorhooga" is a magnificent federation homestead where heritage grandeur and beautiful modern enhancement converge. Built in 1912, Yoorhooga was the original homestead of the larger 460-acre estate which has since been developed into the township of Coronet Bay. The elevated position of the residence takes in picturesque ocean views across Western Port Bay and surrounding farmland.

The interiors have been improved with modern comforts whilst keeping many of the original features. Solid timber flood boards, soaring high ceilings, decorative mouldings and original solid timber walls are reminiscent of the early 20th century excess and opulent architecture from when Yoorhooga was first built. Modern reverse cycle air conditioning, upgraded lighting, renovated bathrooms and a modern kitchen, complete with quality appliances, create a residence that is both comfortable to live in and easy to maintain.

Encircling the ground floor on three sides, the 3 meter wide wrap around veranda takes in the panoramic ocean views. The ground floor

4 3 4

FOR SALE

Please Call

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



comprises the main bedroom with ensuite, two guest bedrooms, kitchen, formal dining room, formal lounge, family/games room, bathroom and laundry, all linked via a central hallway. The main bedroom is generous in proportion, featuring an ensuite and private entry onto the veranda. Ideal for entertaining guests, the sizeable formal lounge includes high ceilings, a large open fireplace and three* metre double timber doors which open onto the veranda looking out over the water. Flooded with natural light, the kitchen has been renovated with modern Smeg and Miele appliances. Upstairs comprises a bedroom, living area, kitchenette and bathroom, perfect for visiting guests or a teenager retreat.

Set on 7,127 square metres of land, approximately, in one certificate of title, the residence is surrounded by established private gardens complete with a green shed and two detached garages that feature a five-kilowatt solar system, concrete floors, power and roller doors. The surrounding farmland offers an element of privacy combined with the convenience of a location that is walking distance to the Coronet Bay town centre and sandy swimming beach.

Yoorhooga presents a vast array of opportunities as a lifestyle residence with subdivision potential or an alternate use such as a boutique accommodation/events space or hospitality venue (STCA). The first time offered for sale in over 40 years, a truly unique opportunity to acquire one of Bass Coasts most notable homesteads.

For sale by private treaty. Private inspection by appointment only. Information Memorandum available upon request.

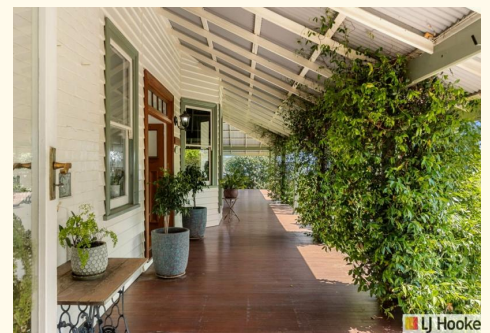
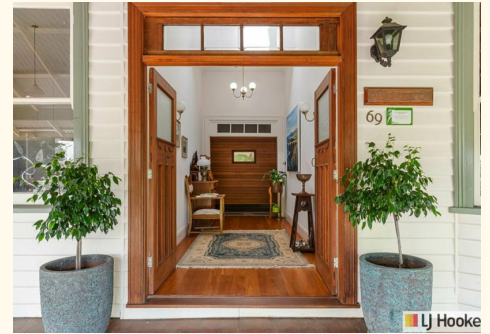
Conjunctional selling agents-
 Greg Kane - LJ Hooker Grantville - 0477 020 267
 Nathan Cleeland - LAWD- 0497 114 568

MORE DETAILS

| | |
|---------------|---|
| Property ID | R2HS5 |
| Property Type | AcreageSemi-rural |
| Land Area | 7127 m2 |
| Including | Ensuite Air Conditioning Toilets (3) Balcony Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Remote Garage Solar Panels |

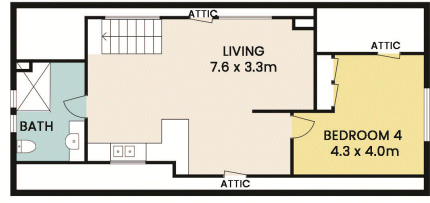
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GROUND FLOOR

FIRST FLOOR



69 CUTTY SARK ROAD, CORONET 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 floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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