



240 Swans Road, Darley




## Luxury Acreage Living with Proven \$1,000+ Per Night Income Potential!

240 Swans Road, Darley

Perched high across approximately 45 acres of rolling countryside, this exceptional lifestyle property delivers breathtaking city skyline views, absolute privacy, and a truly sought-after Darley location. Fully renovated to the highest standards, the residence offers the perfect balance of luxury, space, and nature-while also presenting an outstanding short-stay accommodation opportunity.

Wake to kangaroos grazing at dawn, watch wedge-tailed eagles soar overhead, and enjoy the calming soundtrack of native birdlife as you take in the panoramic views with your morning coffee-an experience that guests and owners alike find unforgettable.

The home is warm, spacious, and filled with natural light, comprising five generous bedrooms, including two with private ensuites, and a total of three beautifully appointed bathrooms. Thoughtfully updated throughout with quality finishes, the home blends modern comfort with timeless appeal.

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**FOR SALE**  
\$2,220,000 - \$2,400,000

**VIEW**  
Sat 18th Apr @ 1:30PM - 2:00PM

**AGENTS**  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The master suite is a private retreat, showcasing expansive windows that frame the surrounding landscape and deliver tranquil mornings and serene evenings. At the heart of the home, the fully updated kitchen features stone benchtops, ample bench space, and a functional layout-ideal for both everyday living and entertaining, all while enjoying breathtaking views.

Beyond its lifestyle appeal, the property offers proven income-generating potential. Currently listed on popular accommodation platforms including Booking.com and Riparide, the property has demonstrated the ability to achieve approximately \$1,000-\$1,200 per night (subject to seasonality, occupancy, and management), making it an attractive option for buyers seeking a premium lifestyle asset with strong short-term rental appeal.

Step outside and the land unfolds before you-45 acres of opportunity. Whether you envision landscaped gardens, additional entertaining zones, hobby farming, or simply embracing the serenity and space, the possibilities are endless.

Enhancing the lifestyle offering further, the property is moments from the 1,000+ Steps walking trail, a hidden local gem leading to Swans Lookout, where sweeping panoramic views stretch as far as the eye can see. Despite the peaceful seclusion, Bacchus Marsh town centre is just a 10-minute drive away, providing easy access to cafes, schools, shops, and fresh local produce.

Offering space, scenery, and proven income potential, 240 Swans Road, Darley presents a rare opportunity to secure a premium lifestyle holding-with all the hard work already done. Live in, invest, or continue operating as a highly successful short-stay retreat-the choice is yours.

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)  
Contact us today!

LJ Hooker TEAM welcomes you and looks forward to meeting you at the inspections.

DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Please see the below link for an up-to-date copy of the Due Diligence Checklist:

<http://www.consumer.vic.gov.au/duediligencechecklist>

## MORE DETAILS

Property ID	RNUHWU
Property Type	AcreageSemi-rural
Land Area	17.79 hectare

**Vinay Kumar 0415 316 382**  
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