



## Otago, 8 Roebourne Road

Panoramic Views, Two Dwellings and a Vineyard!

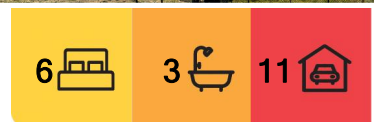
We are delighted to present an extraordinary opportunity to acquire a unique property that encapsulates the essence of a Bohemian lifestyle in the serene suburb of Otago. This exceptional dual dwelling property is a testament to the harmonious blend of comfort, style, and sustainability.

Picture yourself pressing the remote button and then a pair of magnificent electric gates open to welcome you home. Moving along the sealed driveway you will arrive at a junction, to make your way to the main residence, or through the vineyard to the second dwelling.

The main residence is a perfect blend of modernity and nature, with stunning water and mountain views that provide a tranquil backdrop to everyday living. Four-bedrooms occupy this home, the primary suite is generous in size and incorporates a walk-in robe, and ensuite with floor to ceiling tiles. The light-filled, modern kitchen offers a retreat for the chef of the home to create his/her masterpieces. This open plan living and dining space has



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**For Sale**  
Please Call \_\_\_\_\_

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**(03) 6272 8177**

room for the whole family to enjoy, and opens up to an elevated timber deck to take in the magnificent water views!

The property is not just a visual delight but also a model of sustainable living. It is equipped with solar panels, providing a renewable source of energy and significantly reducing utility costs. The residence also features a garage, providing secure parking and additional storage space.

The lush garden further enhances the property's appeal, offering a peaceful retreat from the hustle and bustle of everyday life. This wonderfully unique property has its own picture neat rows of lush grapevines. With over 300 trees and three varieties, Chardonnay, Pinot Noir and Merlot, you'll want to spend all your free time here. Depending on the season, the vineyard may appear vibrant with the green foliage of spring or adorned with the fiery hues of autumn. Surrounded by nature's bounty, the vineyard offers a tranquil retreat and a place where time seems to slow down.

Completing this already incredible property is a separate two-bedroom dwelling that is perfect for visitors to relax and have their own space, or for the growing family. This private and charming, self-contained space offers a cosy yet functional space with un-interrupted views that would be the envy of many. Complete with its own private driveway, and overlooking the vineyard, it will be hard to decide which dwelling is your favourite!

We invite you to experience this paradise in Otago. This is not just a chance to purchase a property, but an opportunity to embrace a lifestyle that celebrates freedom, creativity, and sustainability.

For further information or to arrange a private viewing, please contact us. This is a unique opportunity that should not be missed.

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## More About this Property

<b>Property ID</b>	5WEJFCS
<b>Property Type</b>	House
<b>House Size</b>	267 m <sup>2</sup>
<b>Land Area</b>	9441 m <sup>2</sup>
<b>Including</b>	Study Air Conditioning Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank close to schools

**Jeff Hamilton 0404 888 538**

Property Representative | [jhamilton@ljhookerpinnacle.com](mailto:jhamilton@ljhookerpinnacle.com)

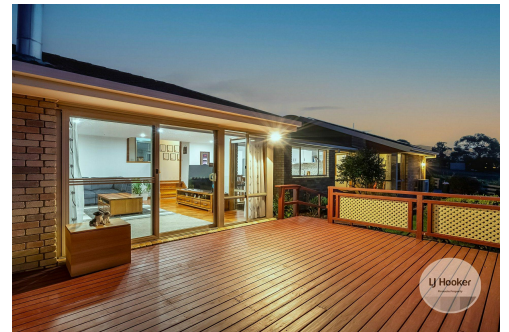
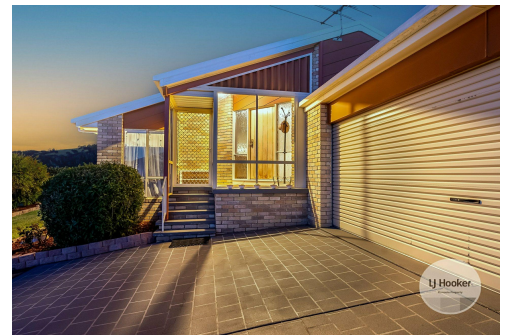
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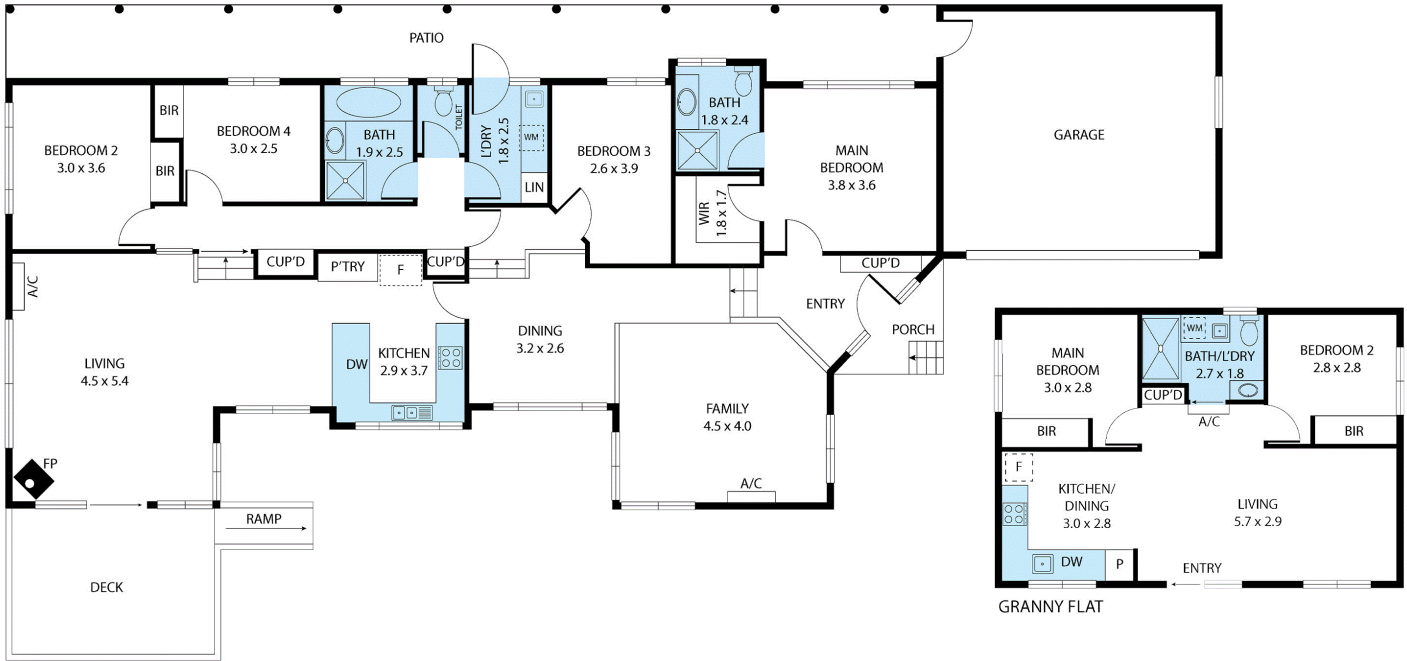
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## 8 Roebourne Road, Otago



Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.  
Real Estate Marketing by [nextcreative.com.au](http://nextcreative.com.au)

House: 171 m<sup>2</sup>  
Granny Flat: 54 m<sup>2</sup>  
Patio: 42m<sup>2</sup>  
Total Usable Area: 267m<sup>2</sup>



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