



1845 Loch Wonthaggi Road, Ryanston

## 4.77 ACRE LIFESTYLE PROPERTY WITH STUNNING RURAL VIEWS!!

"Infinity Park" is a 104 year old homestead on 1.93 hectares of fertile land with panoramic views of the rolling hills and green pastures of South Gippsland, stretching out as far as Wilsons Promontory, Toora windfarm and Cape Liptrap. Throw in the 7 paddocks, grass horse arena, a huge 12m X 8m colorbond shed and this property is what you have been waiting for. Positioned halfway between the townships of Loch and Wonthaggi at 1845 Loch Wonthaggi Road, Ryanston, this highly desirable location is ready for you to make it your new home.

The 4 bedroom, 2 bathroom residence interior consists of soaring high ceilings, timber double hung windows, ornate fireplaces, leadlight windows and original solid timber hardwood floors throughout. The renovated kitchen has a large stone island bench, dishwasher and electric cooktop but still contains the old-world charm of yesteryear with a working combustion cast iron stove. Coupled with glass doors opening out onto the rear deck overlooking the property and rolling hills. The master suite is large and comfortable with its own working fireplace, sitting area, walk-in robe and an ensuite complete with a large bathtub to relax in and take in the views. There are three more

4 2 4

**FOR SALE**  
\$1,340,000 - \$1,380,000

**VIEW**  
By Appointment

**AGENTS**  
Allan Mann  
0409 855 753  
amann@ljh-inverloch.com.au

Allan Mann  
0409 855 753  
amann@ljh-inverloch.com.au

**AGENCY**  
LJ Hooker Grantville  
(03) 5678 5988

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.

LJ Hooker

bedrooms, a spacious living room with another fireplace for total comfort. If that is not enough, there is a fully ducted reverse cycle zoned split system throughout to keep you cool and warm all year round.

The exterior of the home includes - a high-pitched split roof, bullnose verandahs, full length side decking, concrete stumps and weatherboard cladding. The 6.5-kilowatt solar system will cover most of the electricity costs.

Further Key Property Features Include-

12m X 8m Barn style Colorbond, near new, steel framed shed.  
The shed has a concrete floor, with power and water connected.  
Dual entrance established crushed rock semi-circle driveways.  
7 paddocks all with water supplied to troughs.  
2 Loose boxes with exceptional fencing and gates.  
50m X 20m professionally laid grass horse arena.  
2 Water tanks &ndash; 42,000 litres in total for water supply.  
One large catchment dam for further water if needed.  
Shipping container for extra storage.

This approximate 5-acre property has a multitude of uses, perfect for horse enthusiasts, lifestyle opportunities and families who just need some extra room. It is perfectly located near the Village High School; a bus stop is also nearby to service other local primary and secondary schools. Only an easy 15 minute drive south to Wonthaggi for large supermarkets, hospital and schools, 15 minute drive North to the popular Loch Village and 26 minutes to the iconic Phillip Island famous beaches.

To make this your next home or for further information, book a private inspection today. Call -

Greg Kane &ndash; 0477 020 267

Allan Mann &ndash; 0409 855 753

LJ Hooker Grantville

## MORE DETAILS

Property ID	T2HS5
Property Type	AcreageSemi-rural
Land Area	4.77 acre
Including	Ensuite
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Deck
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Solar Panels
	Grey Water System
	Water Tank

### Allan Mann 0409 855 753

Managing Director, Licensed Estate Agent & Officer-in-Effective Control | [amann@ljh-inverloch.com.au](mailto:amann@ljh-inverloch.com.au)

### Allan Mann 0409 855 753

Managing Director, Licensed Estate Agent & Officer-in-Effective Control | [amann@ljh-inverloch.com.au](mailto:amann@ljh-inverloch.com.au)

### LJ Hooker Grantville (03) 5678 5988

6/1524 Bass Hwy, GRANTVILLE VIC 3984  
[grantville.ljhooker.com.au](http://grantville.ljhooker.com.au) | [grantville@ljh-inverloch.com.au](mailto:grantville@ljh-inverloch.com.au)





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.