



43 Stones Road, Swan Reach

LIFESTYLE HOME ON ACREAGE

Nestled away from the world and close to the Colquhoun forest this unique property features a spring fed dam, Kellys Creek running through it, 3 dwellings and multiple storage sheds on 16 acres. The block has been fenced into sizeable paddocks with the front paddock sectioned for goats including yard and shelter however this property could also suit horses or other hobby farm pursuits.

Residence 1: Octagon House.

Designed with sustainable living and thermal mass in mind this home is completely open yet would easily be transformed into multi living zones.

- Stabilised earth block construction
- Large timber pole and beam construction.
- Artisan stained glass features in cupola and wagon wheel windows on south side
- Open plan layout for living and kitchen
- Semi private bedroom, private bathroom.
- Solid fuel fire and split system air conditioning
- Outdoor alfresco entertainment space

Residence 2: Stone cottage

Originally crafted as a studio/gallery, it has been transformed into a self contained home with full kitchen and bathroom.

- Local stone and timber features.
- Combined bathroom/laundry

3 2 5

FOR SALE

Please Call

AGENTS

Veronica Davies

0477 961 338

vdavies@ljhookerbairnsdale.com.au

AGENCY

LJ Hooker Bairnsdale

(03) 5152 4172

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

- Open plan kitchen/dining/living
 - Split system air conditioning
 - North facing living for thermal heat mass
- Building 3: Studio

Opportunity to convert to 1 bedroom studio or guest house.

- Full kitchen
- Separate bedroom, no bathroom.
- Deck facing picturesque dam
- Split system air conditioning
- Lots of potential

16 meter long lap pool does need refurbishing

Solar panels

Water tanks

Citrus orchard

Raised vegetable and herb garden

Fruit orchard includes avocado tree

Spring fed dam, Kelly Creek

Fencing for horses and goats

Multiple garden storage sheds

MORE DETAILS

Property ID	15ZPFBF
Property Type	House
Land Area	16 acre
Including	Air Conditioning
	Toilets (2)
	Pool
	Fire Place
	Dishwasher
	Outdoor Entertaining
	Fully Fenced
	Solar Panels
	Water Tank

Veronica Davies 0477 961 338

Sales Consultant | vdavies@ljhookerbairnsdale.com.au

LJ Hooker Bairnsdale (03) 5152 4172

195 Main Street, BAIRNSDALE VIC 3875
bairnsdale.ljhooker.com.au | bairnsdale@ljhookerbairnsdale.com.au

