

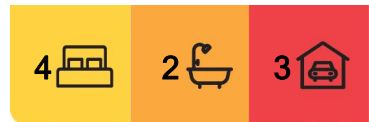
Woolamai, 107 Trew Road

1.94 HECTARES OF TRANQUILITY WITH STUNNING VIEWS

With panoramic views stretching across the Bass Valley to Western Port Bay, French Island, Phillip Island and the San Remo bridge, 107 Trew Road, Woolamai offers the ultimate in location, lifestyle and outlook.

Located just above and overlooking the picturesque Woolamai Picnic Race Track, this property is perfect for those looking for a relaxing lifestyle or with equine interests. There's plenty of space for horses, and the Bass Valley Pony Club is only 200 metres down the road. This is a tightly held and highly sought-after area – offering both peaceful seclusion and rural charm.

The property consists of approximately 5 acres (1.94 hectares), two main paddocks and a dam, along with a country-style 4-bedroom, 2-bathroom home set on concrete stumps. Both front and rear decks offer relaxed outdoor living, with the west-facing front deck taking



For Sale
\$1,200,000

View
By Appointment

Contact
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LJ Hooker Grantville
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in stunning rural and coastal views. All west-facing rooms enjoy sweeping outlooks across the landscape.

There is also a 9m x 6m shed and a large double carport, both with concrete flooring and power.

Property Features –

4 bedrooms, 2 bathrooms, and a study area.

Solar System Installed to reduce costs.

Well appointed kitchen with 900mm gas cooktop and dishwasher.

Large lounge with reverse cycle split system and a cosy wood heater.

Large rumpus or sunroom.

Front deck with views overlooking the property.

All west facing rooms have stunning views.

Power, Tank water and Septic installed, No ongoing costs.

FOR YOUR OPPORTUNITY, BOOK A PRIVATE INSPECTION NOW –

GREG KANE – 0477 020 267

ALLAN MANN – 0409 855 753

LJ HOOKER GRANTVILLE

More About this Property

Property ID	SWHS5
Property Type	House
Land Area	1.94 hectare
Including	Study Air Conditioning Toilets (2) Fire Place Balcony Deck Dishwasher Floorboards Workshop Built-in-Robes Solar Panels Water Tank

Greg Kane 0477 020 267

Sales Executive | gkane@ljh-grantville.com.au

Allan Mann 0409 855 753

Managing Director, Licensed Estate Agent & Officer-in-Effective Control | amann@ljh-inverloch.com.au

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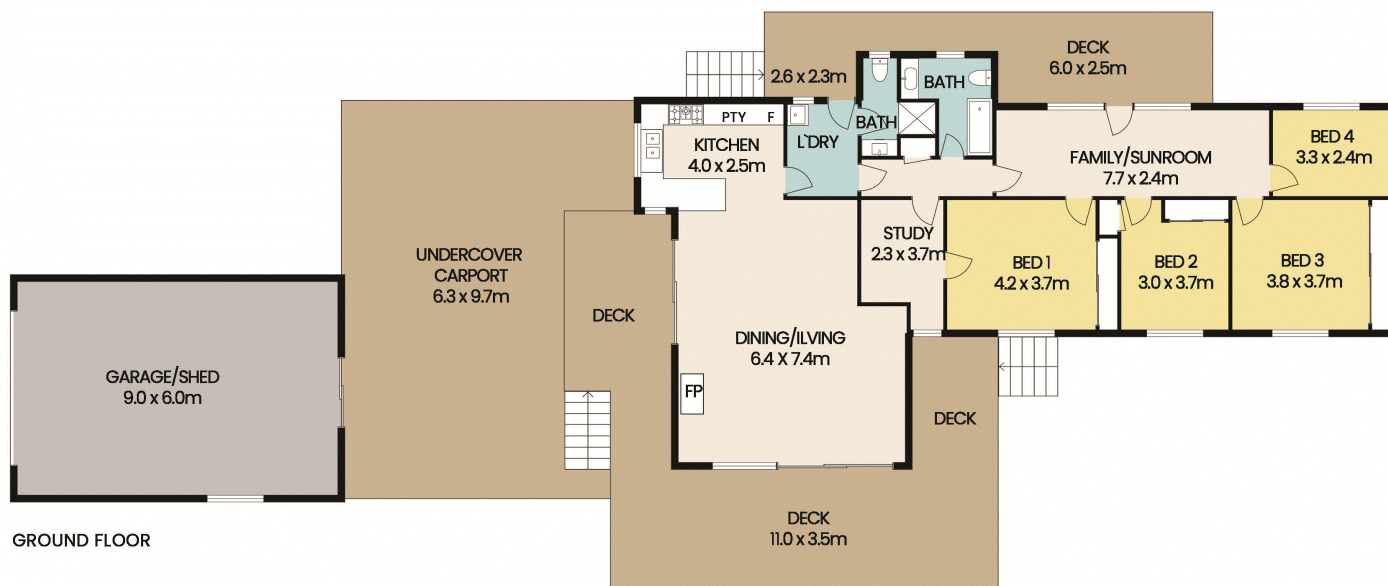
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GROUND FLOOR

107 TREW ROAD, WOOLAMAI

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.