



#### 402-440 Lake Road Connewarre VIC

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Enjoyed by the same family for over 40 years, this ambient Connewarre holding offers a plethora of opportunity for the perceptive purchaser. If you're looking to establish yourself within moments from the coast, appreciating comforting views across Lake Connewarre to the peaks of the You Yangs, this potential driven 60 acre (approx) property will 'have you at hello'.

- North facing orientation ensures the existing home is sunny and filled with natural light, perfecting rural outlooks
- Timber verandahs hug the north elevation, flowing through to an outdoor alfresco fit for Christmas dinner
- Three bedrooms and two living areas offer a flexible layout, with enough space for couples and growing families
- In original condition, the spaciouly set main bathroom offers a separate shower room and w.c for convenience
- The 2nd living space enjoys stunning rural outlooks, with a large wood fire ensuring ambience and warmth
- Currently utilised to run cattle, the flat acreage boasts six secure paddocks and additional small holding pens
- Further outbuildings include a huge shed/workshop, 4 bay machinery shed, hay store and garden sheds
- Hints of semi-sustainability are here, with vegetable

**Price** : \$ 1,550,000  
**Land Size** : 60 Acres  
**View** : <https://www.bellarineproperty.com.au/43159>  
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Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**402-440 Lake Road, Connemara**

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