



## 40 Bluestone School Road Connewarre VIC

3 2 3

### The Feel:

Tucked away in a peaceful bushland setting, 'Angaston' presents a rare lifestyle opportunity on 9 stunning acres in tightly held Connewarre, a desirable surprise pocket of country living on the coast! Ideally placed for family convenience just a few short minutes by car to Warrallilly shops and Breamlea surf beach, this property is heaven on earth for those looking for peace and room to grow.

### The Facts:

- Classic 3BR+study homestead on 9 picturesque acres
- Long country driveway marked by lemon scented gums
- Slate flooring, SSAC and Coonara to bright lounge
- Big country kitchen with great storage and breakfast bar
- Two wall ovens, electric cooking and double fridge cavity
- Spacious formal dining and sitting room with open fire
- Bay window with seating, ensuite and WIR to master suite
- Separate minor BR wing, family bathroom and laundry
- High ceilings, solid timber windows and doors and great storage
- Double carport with additional double garage or workshop
- Established orchard bearing apples, quince, peach, pear and more!

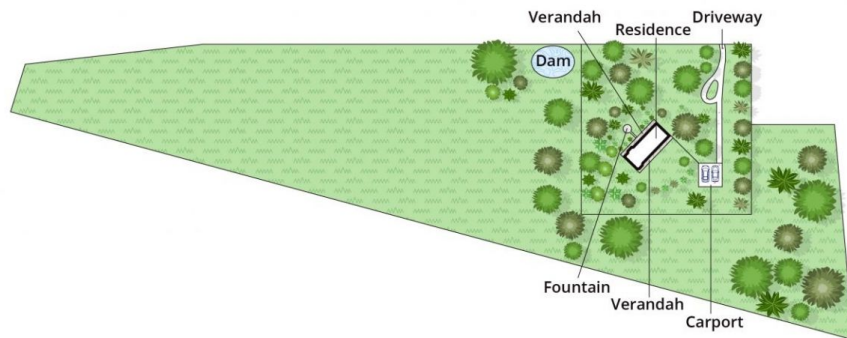
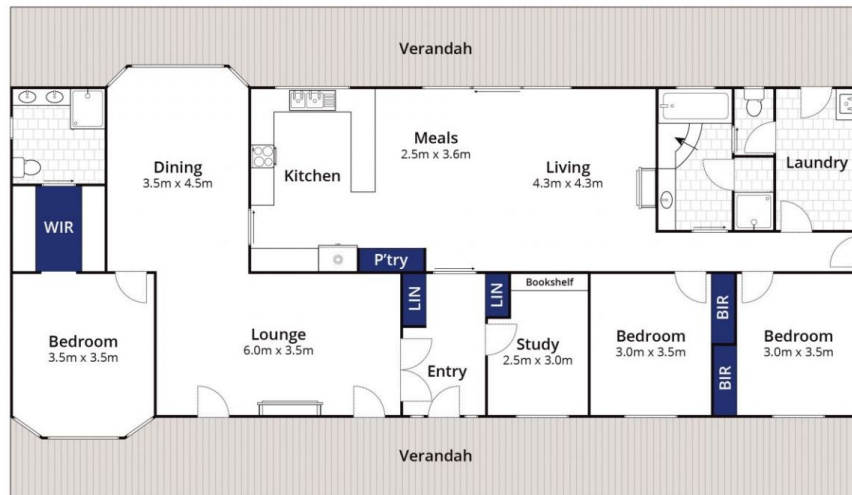
**Price** : \$ 1,230,000  
**Land Size** : 9.1 Acres  
**View** : <https://www.bellarineproperty.com.au/5024460>



**Levi Turner**  
03 5254 3100



**Peta Walter**  
03 5254 3100



Whilst [bwr.com.au](http://bwr.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.

**40 Bluestone School Road, Connewarre**

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