



440 Vickers Road
Bellbrae, VIC

3
BED

1
BATH

3
CAR

greatoceanproperties

Country lifestyle, close to the coast

It would be difficult to find a more welcoming character filled home in Bellbrae that offers a rarely found ambience. This charming 3 bedroom mud brick property with separate barn is positioned on 10 acres, set amongst the trees and is a perfect place to retreat from the chaos of city life, enjoying a rural village lifestyle on the Surf Coast.

The residence with lead light and timber features throughout enjoys an open and flowing floor plan of the kitchen/living and dining area that is light filled and framed by glass to capture the native aspect. There is an expansive courtyard offering a sunny north facing treed outlook protected from the elements enabling year round entertaining. The property also offers a shed with 2 levels of ample storage ideal for housing all country lifestyle and garden maintenance equipment.

Additional attributes of this outstanding property is its abundance of wildlife, native landscaping, bushland, dam, paddocks, established gardens, fruit trees, vegetable gardens, shedding and established watering systems.

SOLD

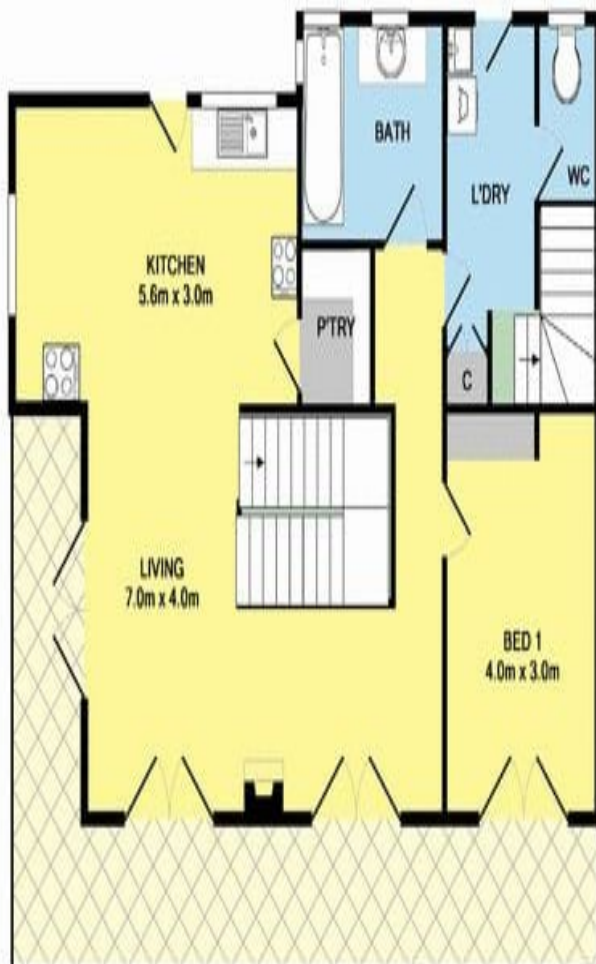
Contact: Marty Maher
0419505279

Type: House

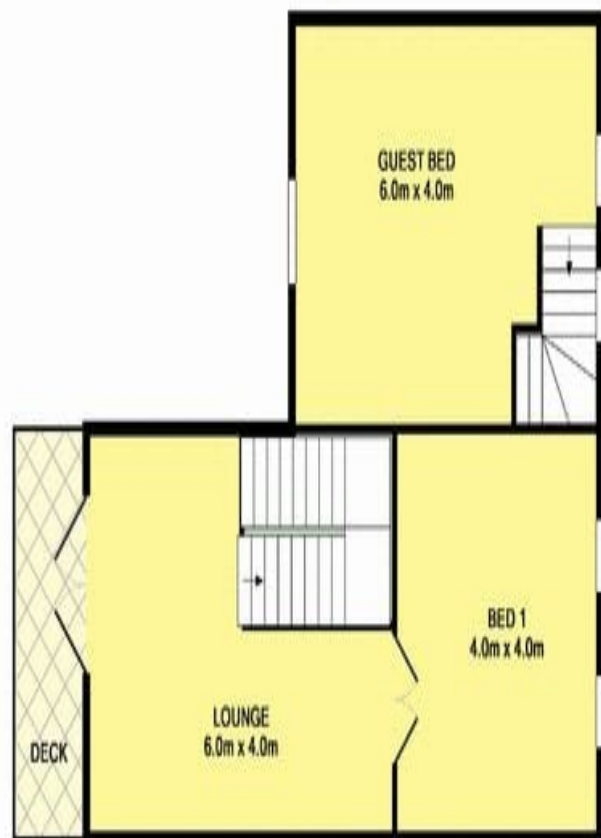
Sold Date: 11/08/2016

Land: 4.05Hectares

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GROUND FLOOR



1ST FLOOR

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 plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plans shown are only indicative of layout. Dimensions are approximate.

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