

140 Centre Road, Raymond Island, VIC, 3880

House For Sale

Tuesday, 19 November 2024



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Bedrooms: 6

Bathrooms: 3

Parkings: 4

Type: House



Kane Ashwood

Waterfront Nature Retreat with dual residences on 28 acres

Nestled on the Southern shore of Raymond Island, 140 Centre Road offers a completely private lifestyle retreat where natural beauty, tranquillity, and versatile living spaces harmonize to create an unforgettable property. Spanning 28 acres of native bushland and bird habitat, this unique property features two beautifully designed off grid beach front residences. It is an ideal setting for multi-generational families, guest accommodations, or income-generating rentals. With an abundance of native wildlife – koalas, kangaroos, and the melody of birds – you're immersed in the Australian bush while enjoying all the comforts of modern living. Imagine waking up to serene mornings surrounded by nature, yet conveniently just a short ferry ride from the bustling coastal town of Paynesville, Victoria's boating capital. Where charming cafes, local shops, and seaside eateries await.

The two homes provide exceptional versatility. The primary residence, known as The Protea Farm, features a light-filled and spacious open-plan kitchen, living, and dining area with vaulted ceilings and red ironbark hardwood floors. Large windows in the living room frame tranquil water views, adding a sense of calm.

The home includes three comfortable bedrooms, family bathroom, laundry/larder plus a study that can serve as a fourth bedroom. The master suite with private ensuite, ensures a restful and private space for relaxation.

The second residence, known as Thornbill Lakehouse, is situated to take full advantage of views over the lake and beach. With its timber cathedral ceilings, flexible open plan mezzanine, two well-appointed bedrooms, bathroom, open plan kitchen, dining and living. This home is bright, light and stylish. Previously operating as a successful Airbnb with excellent reviews, Thornbill Lakehouse is a popular destination for visitors seeking a unique, nature-filled escape. With room for tourism expansion, this property offers the potential to extend into eco-tourism or other ventures (STCA) that make the most of the island's natural allure.

The property's thoughtful, sustainable design blends comfort with environmental consciousness. From the eco-friendly solar power system to rainwater harvesting and hydronic heating, every feature has been crafted to support an off-grid lifestyle. Imagine days spent strolling through your private bushland and unwinding on the beach with direct access to the water, perfect for kayaking or boating. Dual access from both Centre Road and Seventh Parade, offer convenience and ease, while the properties spacious layout and water views make it feel like your own personal sanctuary.

Highlights of the property:

- Two separate homes for multi-generational living, guest accommodations, or rental income
- 28 acres of wildlife-rich bushland with private beach access and direct waterfront
- Sustainable features: off-grid solar power, solar hot water, rainwater harvesting, hydronic heating, and wood fire
- Landscaped low-maintenance native gardens
- Dual access from Centre Road and Seventh Parade
- Subdivision potential STCA
- Large, powered shed
- Orchard

Raymond Island's serene charm and close-knit community make it a hidden treasure along Australia's coastline. Just two hours from the Mt Hotham ski fields and three hours from Melbourne, this property is perfectly positioned for both peaceful retreats and adventurous escapes. With its flexible accommodation and future tourism business potential, 140 Centre Road is not only a sanctuary for those seeking quiet, natural beauty but also an outstanding investment opportunity in one of Australia's most unique locales. Make this remarkable property your private haven or explore its vast growth potential – the possibilities are as boundless as the surrounding landscape.

For a private inspection, telephone Kim Ashwood on 0421868147 or Kane Ashwood on 0439036412 at ASHWOOD & ASSOCIATES REAL ESTATE

Property Code: 299