

# 2620 Bass Highway, Bass, Vic 3991

## Lifestyle For Sale

Tuesday, 7 January 2025



2620 Bass Highway, Bass, Vic 3991

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 6 m2

Type: Lifestyle



Scott Andersen



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## Contact Agent

Two dwellings situated on approximately 16.6 acres with 750 metres of river frontage offers the ultimate rural retreat, perfectly blending modern comfort set amongst serene natural environs. With 5 acres of native and indigenous vegetation, this stunning haven is a birdwatcher's paradise, with over 161 bird species recorded over the past 38 years. The property boasts four large paddocks and two smaller ones, all with secure fencing, ideal for grazing cattle or horses. A remarkable feature is the thriving orchard, offering over 20 fruit trees, including avocados, apples, figs, olives, citrus fruits, and the heritage pear trees planted in the 1840s. Complementing the orchard is a long-established vegetable garden, perfect for a sustainable lifestyle. The area is well fenced and revegetated offering tranquility and abundant beauty. A blue gum and swamp gum plantation, established in 2003, provides a sustainable source of firewood. The property includes two residences, each designed for comfort and energy efficiency providing an ideal opportunity for multi-generational or dual-family living. The large, double-brick main house features four bedrooms, a retreat, and a spacious open-plan living and kitchen area with timber benchtops, an induction cooktop, and an efficient wood heater. Recently renovated, the house offers a generous main bathroom, an ensuite off the master bedroom, and a large laundry. The second home is a smaller, two-bedroom passive solar house with a study, wood heater, and one bathroom. Both homes are insulated, double-glazed, and fitted with 4.2 kW solar panels and solar hot water systems, ensuring year-round comfort and energy efficiency. Together, the homes have over 100,000 litres of tank water storage and are serviced by a worm farm sewerage system. Additional features include a double carport beside the main house, a single carport for the second house, two 6m x 4m sheds, and a reticulated billabong water supply for stock, gardens, and firefighting needs. The property is conveniently located just 10 minutes from San Remo and the beautiful beaches of Phillip Island, 20 minutes from the big town amenities of Wonthaggi, and 60 minutes from Dandenong, offering the perfect blend of rural lifestyle and accessibility to the metropolitan area. Call Scott Andersen on 0409785846 today for further information and to book private inspection.

**DUE DILIGENCE CHECKLIST** When purchasing property we recommend you review the CAV Due Diligence Checklist. Visit:  
<http://www.consumer.vic.gov.au/duediligencechecklist> Property information contained herein is provided by the property's vendor/s. Andersen Property Specialists cannot guarantee its accuracy and encourages buyers to carry out their own due diligence.