



Amazing Lifestyle Large Acreage



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54 Bailleul Lane, Back Forest

\$7,000,000

Welcome to an extraordinary estate set on approximately 134.6 acres of picturesque rolling hills. Set at the end of a private country lane, this remarkable property features a five bedroom, two-bathroom residence that seamlessly blends rustic charm with modern comfort and privacy.

The main residence comprises an original Berry Estate tenant cottage, offering four bedrooms, one bathroom, a cosy loungeroom, and a dining area with a well-appointed kitchenette. Both the dining and living areas feature inviting wood-burning fireplaces, creating a warm and inviting atmosphere.

The newer addition showcases a spacious open-plan great room that seamlessly integrates the living, dining, and kitchen areas, complete with a generously sized pantry. An impressive double-sided sandstone fireplace divides the great room from the games room and bar area.

The main living area boasts cathedral ceilings with exposed wooden beams and ceiling fans, providing an ambience of grandeur and comfort. Ducted heating/cooling with dual zones ensures year-round comfort, while the fireplace beckons for cosy evenings spent creating cherished memories. The home includes a parent's retreat/TV room and a spacious master bedroom with an ensuite and walk-in robe.

Property ID: L25091728

Property Type: Livestock

Garages: 6

Land Area: 134.6 acres

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Outside, the property reveals a sunny north-facing rear aspect, perfect for enjoying the great outdoors. The wrap-around veranda provides an ideal setting for savouring morning coffee or entertaining guests while taking in breathtaking panoramic views.

For enthusiasts of various hobbies, there are two well-appointed sheds conveniently located on the property. The first shed boasts triple roller doors, a workshop/parking area, a carport with a convenient car hoist, and a wash bay that utilises tank water. The second shed offers a generously sized space with sliding hangar-style doors and high clearance, making it perfect for storing tractors and equipment. Large boats or even a helicopter are easily stored undercover.

Additionally, an original dairy building has been tastefully transformed into self-contained accommodation, perfect for hosting guests. Nature enthusiasts will delight in the greenhouse and meticulously maintained gardens that adorn the property, enhancing its serenity and natural beauty. Located adjacent to the amazing Two Figs Winery and across the road from Broughton Creek Boat Ramp means boating and wine enthusiasts should enjoy the lifestyle this property offers.

With a short approximately 14kms drive to Berry or 9kms to Seven Mile Beach, you cannot beat this location for a sense of being away from it all but still close enough to experience all of the local attractions. But this property is not just a home; it's a sanctuary.

There is a long list of inclusions with this property including a 20 kva generator.

With its well-equipped cattle farm featuring excellent cattle yards, twelve fenced paddocks, and ample space for horses and more, it offers an extraordinary lifestyle opportunity. 54 Bailleul Lane is a haven where you can live, work, and enjoy the great outdoors. Do not miss the opportunity to make it your own.



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries
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