



**Deans Marsh, VIC,**  
350 Bamba-Cemetery Road

**3** BED **1** BATH **3** CAR

### BIG GOOSE

This renovated classic farmhouse is nestled into a NNW aspect with views across the property and down a valley looking over Western Victoria. The external walls of the living, kitchen and dining areas are mostly glass, capturing light and opening up the views. The house is fully insulated with double-glazed windows and doors, plus under-floor, wall and ceiling insulation. Passive heating in the living area and noise reduction are products of the insulation, both of which add to comfortable living. A wood heater warms the house in winter along with reverse cycle heating and cooling.

The property offers blends of modern with character.

The layout of the house has two east-facing bedrooms, one with a western aspect looking over the property and an open plan kitchen/dining/living area facing NNW. French doors in the study and living area open on to extensive two-level decks on north and west sides of the house. The bathroom features a large picture window framing the property.

This property is well situated with easy access to the beaches in Lorne (20 minutes), shopping in Colac (30 minutes) and/or Geelong (50 minutes). From Birregurra (15 minutes from Deans Marsh) VicRail operates a train service to Melbourne three times a day.

### LEASED

**Contact:** Jeanette Hancock  
**Type:** House  
**Date Available:** 09/07/2020  
**Land:** 1m2  
**Bond:** \$1670  
<https://www.lornerealestate.com.au>