



BASIA MILLE

Vineyard and cellar door with private golf course

- Tuscan inspired estate with winery
- Private nine hole golf course
- Three separate guesthouses
- Bed and Breakfast accommodation
- Vineyard, Cellar Door and olive grove
- Unforgettable views over Waratah Bay
- 2 hours travel to Melbourne

Made magical by its combination of Tuscan influences and the indigenous beauty of the landscape, Basia Mille is rendered even more memorable by the allure of its surroundings and the luxury of its spaces. In addition, this is a uniquely flexible property that provides options for perpetuating its outstanding reputation as a refined visitor destination or enjoying its excellence as a stunning exclusive family estate.

Unforgettable views over Waratah Bay, Wilson's Promontory and the islands of Bass Strait accompany 11 sublime acres, including a charming golf course, productive vineyard and established olive groves. The residence projects pure quality throughout wonderful living and dining domains and an elite quality kitchen that form the focal point for four fabulous bedrooms, three of which are superb self-contained retreats featuring travertine ensuites and contemporary

Price Offers over \$2.5 million

 5  4  4  2  4.45ha

For more information or to arrange an inspection please contact
Nicolette van Wijngaarden P 0411 144 877 E nicolette@uniqueestates.com.au
Janine Lum P 0419 113 447 E janine.lum@uniqueestates.com.au or
office P 03 9645 5558 or 1300 911 720 Website www.uniqueestates.com.au



luxury properties



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kitchens that represent some of South Gippsland's most desirable guest accommodation.

A sun drenched piazza, fully equipped cellar door, loggia entertaining and expansive decks ensure outdoor appeal matches the indoor profile of Basia Mille. A spectacular opportunity, secluded and sophisticated,

ideally poised to make the most of the region's constantly evolving food, wine and tourism scene - from personal or commercial perspectives or both.

Please call Nicolette van Wijngaarden on 0411 144 877 or Janine Lum on 0419 113 447



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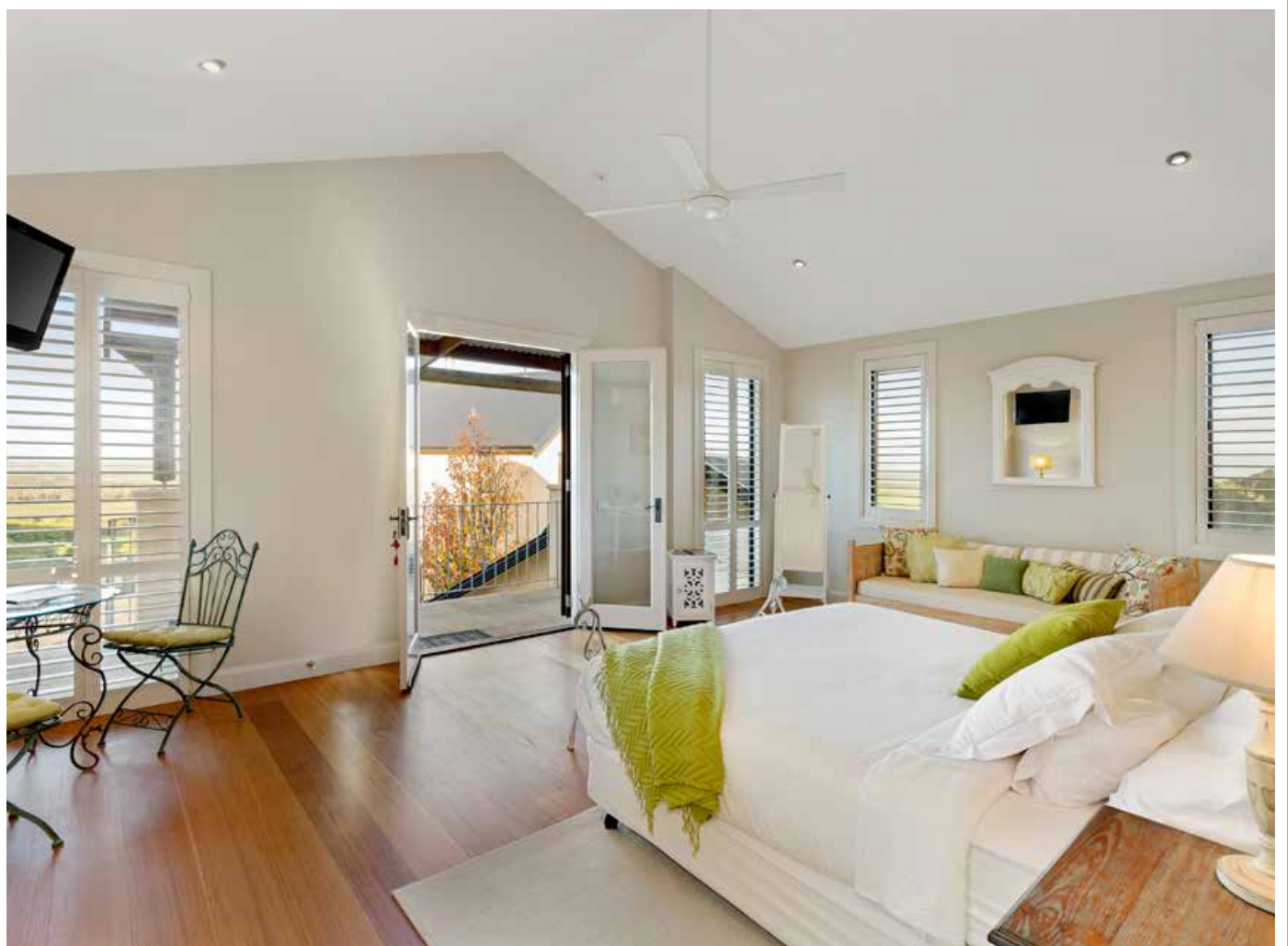


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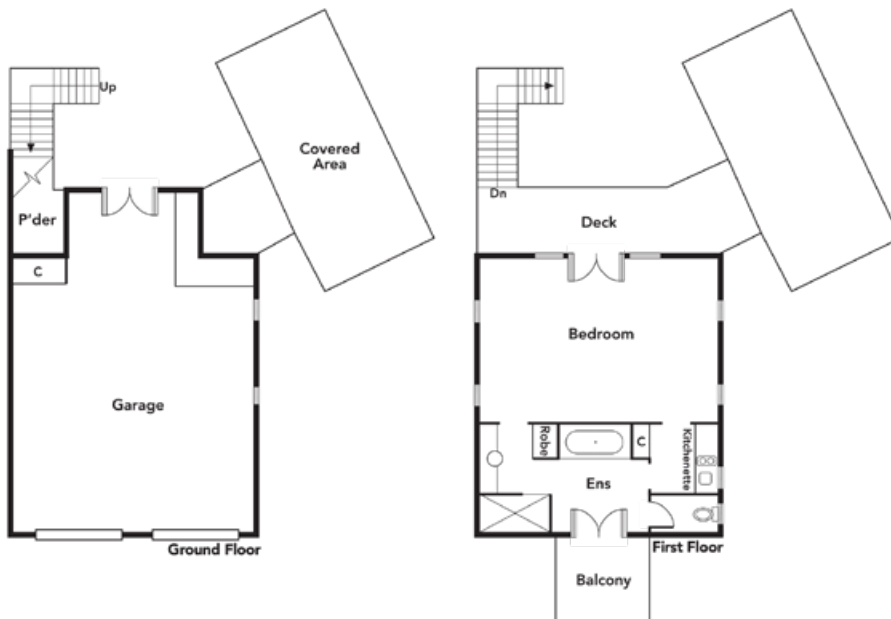
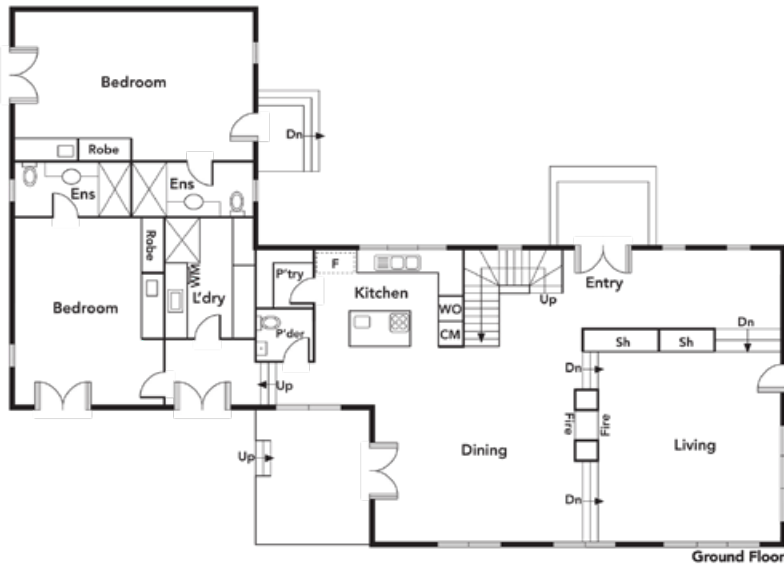
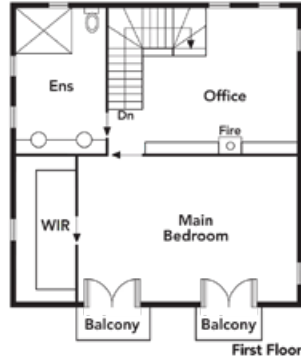


PROPERTY FACT SHEET

Aspect:	Northerly
Views:	Rural and Bay views
Height above sea level:	82 mtr
Coordinates:	38°46'10.19"S 146° 5'43.52"E
Zoning:	MIXED FARMING AND GRAZING WITHOUT INFRASTRUCTURE
Construction:	Rendered Brick
Guest House:	Detached B&B Guesthouse
Year Built:	2006
House Size:	Lower floor: 177.5 sqm, Upper floor: 61.2 sqm, House total: 238.7 sqm Garage: 57.7 sqm, Luscious: 48.7 sqm, Cellar: 91.3 sqm (approximate) TOTAL: 436.4 sqm
Renovated:	Yes
Sheds:	Yes
Spa:	Ensuite spas
Water Supply:	Tank
Power:	Mains
Sewer / Septic:	Septic
Council Rates:	\$1,454 per quarter
Near Schools:	Fish Creek and District Primary School, Foster Primary School, South Gippsland Secondary College, Tarwin Lower Primary School, Tarwin Valley Primary School
Nearest University:	The University of Melbourne, Deakin University, Swinburne University

PROPERTY FACT SHEET

1 Taylor Court, Waratah North, Fish Creek



Not To Scale

Every care has been taken to verify the accuracy of details in this brochure. Prospective purchasers are requested to take such action as is necessary to satisfy themselves of any pertinent matters

1 TAYLOR COURT WARATAH NORTH FISH CREEK VIC 3959



Boundary is approximate area only

LOCATION MAP

