



For Sale

354 Fingerboard Road, Yambuk

Versatile Rural Estate: Lifestyle, Business, and Creative Opportunities

Currently operating as 'Retreat South' – a Mental Health and Wellbeing Retreat, and previously an artist's home and gallery, 354 Fingerboard Road, Yambuk, is a place of welcome and renewal. Here, the pressures and noise of daily life are left behind. The next custodian may simply care for themselves and their family in this peaceful environment, or extend that vision by reopening the property as a place of care, creativity, and refuge for others.

What makes this estate truly unique is its combination of peaceful rural lifestyle with a tested and proven income opportunity. The property features three fully self-contained units, a charming period-style weatherboard homestead, and 14 acres of open space.

Ideally located in Yambuk, a quiet and uncommercialised town with a wild coastline, abundant birdlife, and excellent fishing, surfing, walking, and relaxation opportunities,

For Sale : \$1,100,000

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the property is just 14.6 km from Port Fairy and 58 km from Portland. Port Fairy offers a mix of natural beauty, history, food, and culture in a relaxed seaside setting, while Portland features spectacular coastal scenery, rich history, and unique outdoor experiences. Together, these destinations make 354 Fingerboard Road a true centre-point for memorable and restorative guest experiences.

The estate has been thoughtfully developed to support multiple revenue streams. Its facilities include a large common room, activity room with mezzanine, and a separate gym — ideal for wellness retreats, workshops, or venue hire. With a history as a recovery centre and creative hub, the property is already well-equipped for health, therapy, or educational programs.

The weatherboard homestead provides comfortable living for owners, managers, or staff, featuring three bedrooms, two ensuites plus a central bathroom, cosy wood-panel heating, and a light-filled sunroom with sweeping northerly views. Significant modern upgrades include solar panels, a backup generator, and an electric vehicle charging port — a significant investment in infrastructure that future-proofs the property.

In addition, outdoor facilities include:

- 12m x 6m powered shed for storage, equipment, or hobby use
- Flat, usable acreage suitable for agistment, horses, hobby farming, or market gardening
- Established trees and open outlooks providing privacy and creative inspiration.

This property's legacy as a place of creativity, refuge, and respite continues to make it an ideal setting for ventures that combine lifestyle with business

Enquire today with Ian or Jeremy to arrange a private inspection.