

Elders



INFORMATION MEMORANDUM

‘Ballara’
57-73 Glaneuse Road, Point Lonsdale

TABLE OF CONTENTS

Introduction	3
Executive Summary	4
Historical Significance	5
Environmental Significance	6
Architectural Value	9
A Holiday House and a Place of Gentle Relaxation	12
Location & Social Context	13
Conclusion	14
Sales Process	15
Important Information	16

INTRODUCTION

'Ballara' A place of national, cultural and environmental significance

ARCHITECTURAL STYLE: Early Bungalow with Indian Colonial and Federation Influences

CULTURAL HERITAGE STATUS: Heritage-significant property

OWNERSHIP: Descendants of Alfred and Pattie Deakin

LOCATION

Point Lonsdale,
Victoria

AREA OF PROPERTY

1.69 ha approx

DATE OF CONSTRUCTION

1907





EXECUTIVE SUMMARY

ELDERS GEELONG IS PROUD TO OFFER FOR SALE BY EXPRESSIONS OF INTEREST

'Ballara'

57-73 Glaneuse Road, Point Lonsdale, VIC 3225

'Ballara', meaning “resting place”, is a property of exceptional national, cultural and environmental significance. It is located in highly sought after ‘old Point Lonsdale’ and this is first time this property has been put on the market in over 118 years.

The residence was constructed in 1907 as a private coastal retreat for Alfred Deakin, three-time Prime Minister of Australia and a founding father of the nation. *'Ballara'* serves as a rare and tangible connection to Australia’s early Federation era.

Beyond its historical importance, Pattie Deakin contributed to the design of this architectural gem, reflecting unique stylistic influences and blending harmoniously with its natural surroundings – which includes a large bush garden of exceptional beauty, privacy and tranquility, comprising established shade trees, moonah woodland and coastal heathland.

HISTORICAL SIGNIFICANCE

Alfred Deakin played a pivotal role in Australia's Federation, contributing substantially to the drafting of the Constitution and passionately advocating for its adoption by the public.

'Ballara' was built at the height of his political influence, as a place of rest, reflection and relaxation, shaped by its proximity to the native bush landscape and sea. Holding a deep association with the personal life of Alfred and Pattie Deakin, it offers valuable insight into the

domestic and contemplative aspects of one of Australia's most influential national figures and his family.

The property's continued ownership by descents of Alfred and Pattie Deakin, including their youngest daughter, noted humanitarian, Vera Deakin White adds unique lineage and authenticity to its heritage.



ENVIRONMENTAL SIGNIFICANCE

Nestled within a serene private garden of around 1.69 hectares, Ballara is embraced by remnant, indigenous vegetation that tells the story of the Bellarine's natural heritage. More than a home it is a living sanctuary, designed with ecological sensitivity long before the idea of a "native garden" became part of Australia's landscape tradition.

She-oaks, grass trees, moonahs and tea trees create a protective canopy over thriving heaths and rare orchids, forming a breathtaking tapestry of coastal flora. Every corner reveals the harmony

between architecture and environment, a timeless connection that once inspired Alfred and Pattie Deakin and continues to enchant all who visit.

The environmental significance and cultural importance of Ballara's native vegetation is also valued by the Point Lonsdale community for its biodiversity and strong sense of place, standing as a lasting tribute to the harmony between people, nature, and history.





Potential for Covenanting and Waiving of land tax

A side benefit to the purchase of *Ballara* is the potential for land tax exemption and ecological enhancement and protection through environmental covenanting. From the 2024 land tax year, land in Victoria is exempt from land tax if protected by a conservation covenant which is registered on title. In 2021, The Trust for Nature pre-approved a Conservation Covenant for *Ballara* and the property was recognised as having high conservation value. Given the time that has elapsed, the property would need to be re-approved for a conservation covenant, a renewed Management Plan developed, and a new Deed of Covenant generated but draft documents are available. Neighbouring 'Arlipa' is similarly significant and is already covenanted with Trust for Nature.

For further information see:

<https://www.sro.vic.gov.au/owning-property/land-tax/exemptions-and-concessions-land-tax/other-exemptions/less-common-exemptions-and-concessions-land-tax#trust>

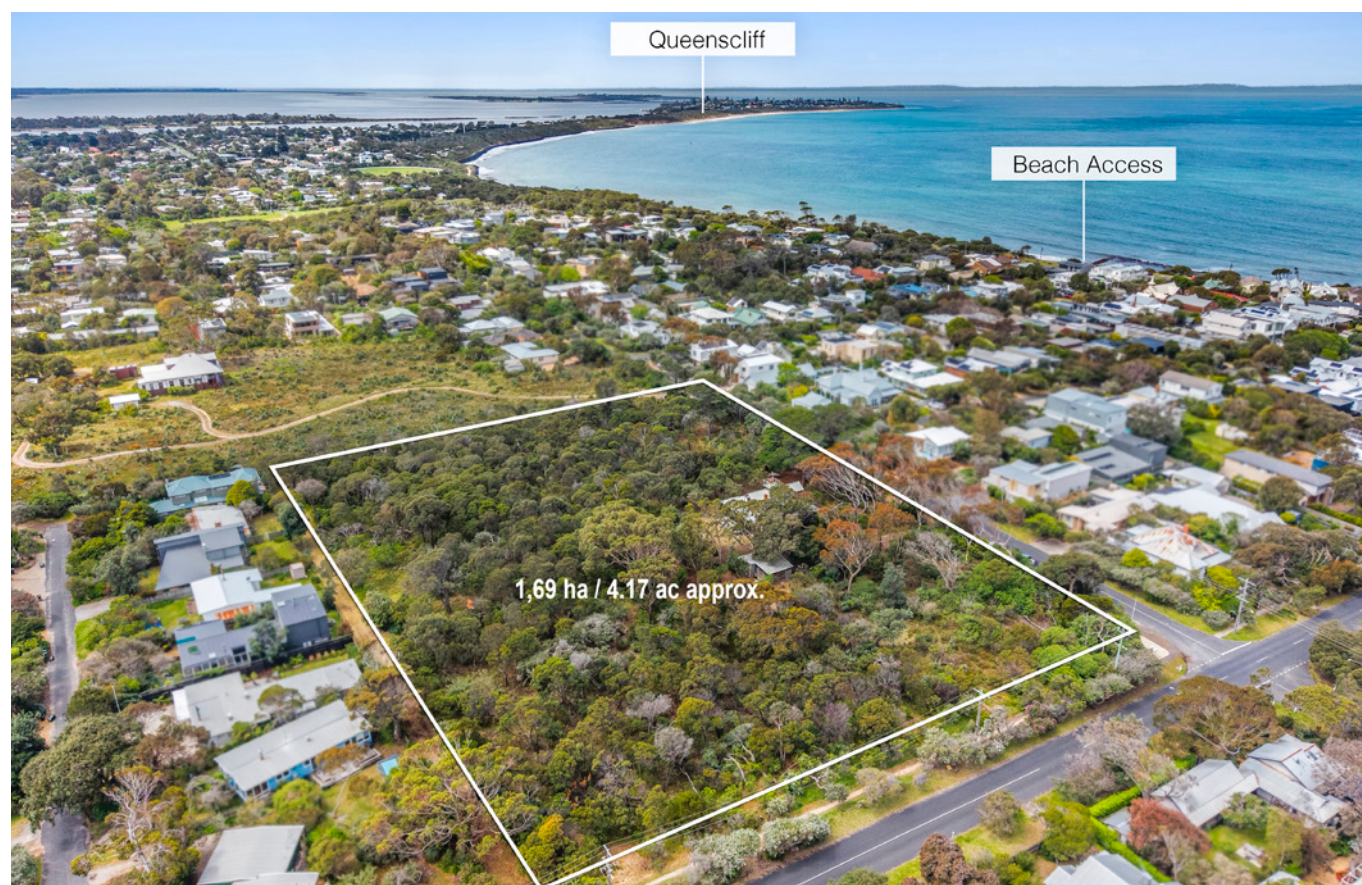
<https://trustfornature.org.au/covenantors-corner/landholder-support-program/>

Prospective buyers are encouraged to make their own enquiries to confirm details directly with

Trust for Nature Victoria

www.trustfornature.org.au

Freecall: 1800 99 99 33





ARCHITECTURAL VALUE

'Ballara' is the most intact house of an early Australian Prime Minister and an outstanding example of Californian bungalow-style architecture in Victoria. Designed by Pattie Deakin the house is inspired by time spent in California with Alfred in the 1880's when he was researching irrigation for the Victorian Parliament.

The house design uniquely integrates the following:

- Federation style elements – typical of early 20th-century Australian architecture, and 'demonstrates Indian colonial bungalow traditions'.
- Natural materials and subdued tones – intentionally selected to complement the surrounding coastal bushland.



This thoughtful architectural expression ensures the building remains in harmony with the surrounding bush and coastal landscape, enhancing both its aesthetic appeal and environmental sensitivity.





A HOLIDAY HOUSE AND A PLACE OF GENTLE RELAXATION

For generations, ‘Ballara’ has been much loved as a family holiday house and used throughout the year for relaxation and special occasions.

As a summer destination, it is close to spectacular beaches and Point Lonsdale village. In the cooler months, Ballara is an inviting and snug home where it is possible to enjoy huge open fires and large family gatherings. The warmth of the timber interior and soft, internal lighting by day and night, bring a sense of calm and connection to a bygone era.

A lookout built on top of the house by the family affords spectacular views into the Heads of Port Philip Bay – and also to Queenscliff and Sorrento. Ballara also has a large kitchen and entertaining area connected to the garden.

Truly, a resting place for families looking to escape today’s busy, modern world.

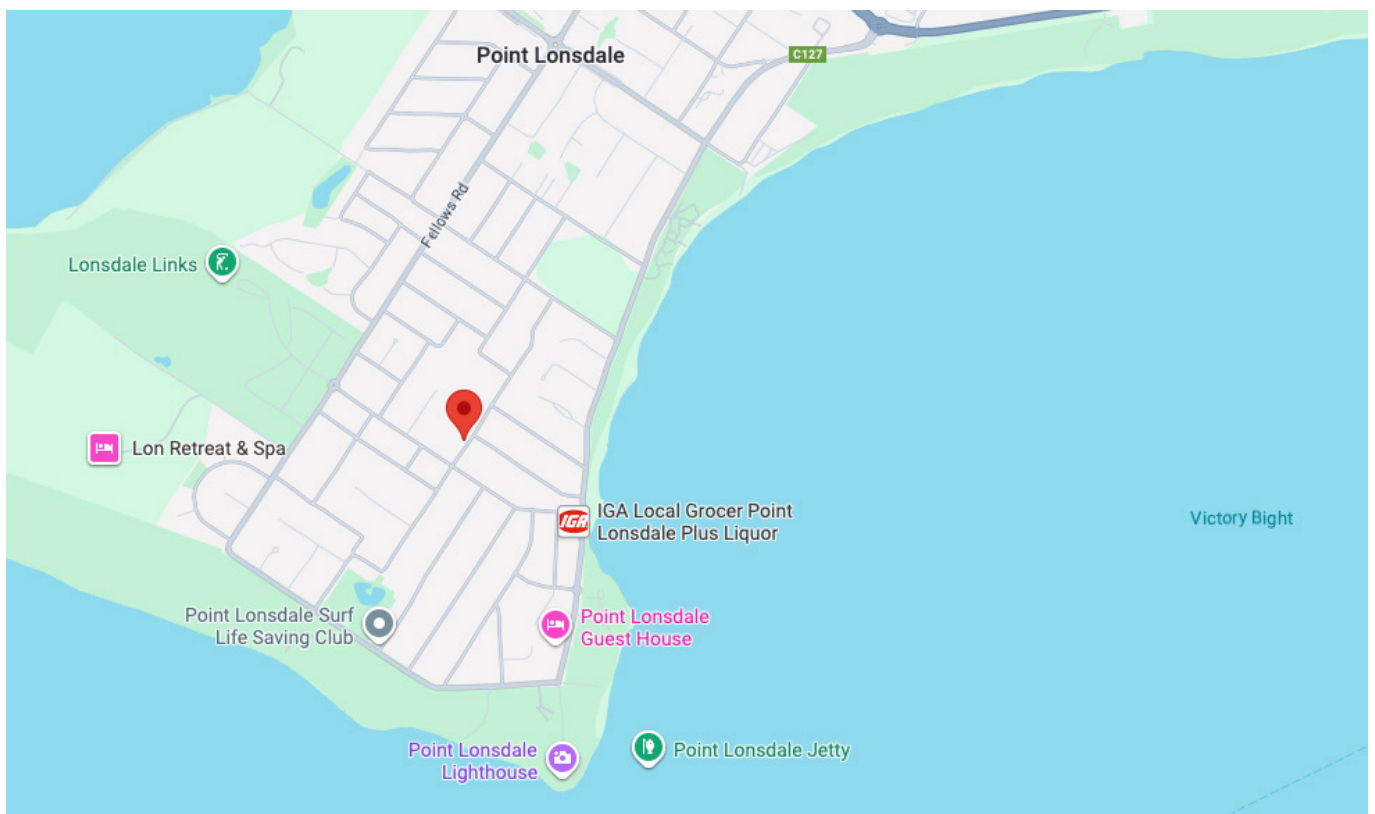




LOCATION & SOCIAL CONTEXT

Point Lonsdale is a township that has been treasured for generations for its beaches, coastal walks, rip views, lighthouse, natural bushland and vibrant community.

Ballara is located at the centre of 'old' Point Lonsdale and is a short walk to the Point Lonsdale shops, front beach, back beach, golf course and tennis courts.



CONCLUSION

‘Ballara’ is a unique and irreplaceable piece of Australia’s cultural and natural heritage. The property’s preservation is paramount to honouring the country’s historical narrative and architectural legacy. Whether viewed through the lens of environmental significance, history and national identity, or architecture, ‘Ballara’ remains a landmark of profound importance — worthy of recognition, respect, and conservation.



SALES PROCESS

Requirements for Expressions of Interest EOI

'Ballara' is being offered for sale by way of an Expressions of Interest campaign closing Tuesday 9th December 2025 at 5pm

Expressions of Interest are to be submitted in writing to the exclusive agents.

A copy of the contract of sale and Expressions of Interest form is available from the selling agents.



Peter Lindeman

RURAL & LIFESTYLE SALES

0418 525 609

Peter.lindeman@elders.com.au

Lodgement

An EOI must be submitted on the Expressions of Interest form by no later than 5pm (AEST) on Tuesday 9th December 2025 and lodged with:

Elders Real Estate Pty Ltd

15/400 Pakington Street, Newtown

Geelong, VIC, 3220

03 5225 5000

E: peter.lindeman@elders.com.au

Elders Geelong

PHONE 03 5225 5000

Suite 15,

400 400 Pakington St,

Newtown VIC 3222

GEELONG.ELDERSREALESTATE.COM.AU

Ref: Peter Lindeman

An EOI transmitted by email will be accepted as per the details above.

Evaluation of Expressions of Interest

At the conclusion of the evaluation of the EOI's submitted by interested parties the Vendor will select a preferred party with whom the Vendor Wishes to treat.

The vendor reserves the right to accept or reject any expressions of interest in its absolute discretion.

Notification

The interested parties will be notified of the result of their EOI either in writing or verbally as soon as is practical after the closing date.

IMPORTANT INFORMATION

This Information Memorandum has been prepared by Elders Rural Services Australia Limited ("Elders"). The purpose of the Information Memorandum is to provide the recipient ("Recipient") with general information concerning the properties the subject of the Information Memorandum ("Properties") to assist the Recipient in deciding whether to acquire them.

Conditions of Receiving the Information Memorandum:

This Information Memorandum supplied subject to the conditions outlined below. The acceptance of the Information Memorandum, by the Recipient and/or any participation by the Recipient in any aspect of the sale process evidences its acceptance of those conditions.

1. This Information Memorandum is confidential and must not be disclosed or distributed to other parties by the Recipient.
2. The information contained in this Information Memorandum does not purport to contain all the information that Recipients may require to evaluate whether or not to purchase the Properties. In addition, Elders and the Vendor (including all of their respective directors, partners, consultants and/or employees, related bodies corporate and the directors, shareholders, managers, employees or agents of any of them) ("Information Providers") shall not be under any obligation to correct, update or revise the Information Memorandum, or any written or oral communications transmitted to the Recipient in the course of evaluating the Properties. This Information Memorandum is not to be considered as a recommendation by the information Providers that any Recipient acquire the Properties. Each Recipient should conduct and rely upon its own investigation and analysis and is advised to seek its own professional advice on the legal, financial, taxation and other consequences of acquiring the Properties.
3. The Information Providers make no representation or warranty express or implied, as to the accuracy, reliability, reasonableness or completeness of the

contents of the Information Memorandum. All of the Information Providers expressly disclaim any and all liability (whether arising from negligence or otherwise) for, or based on, or relating to any such information (including any estimates of forward looking statements) contained in this Information Memorandum, or for any errors in or omissions from this Information Memorandum, or for any written or oral communications transmitted to the Recipient in the course of its evaluation of the opportunity, except for any liability which cannot be excluded as a matter of law.

4. The Information Providers reserve the right to provide further information to any person and will be under no obligation to treat all interested persons equally or provide the same information to the Recipient or any other recipients of this Information Memorandum.
5. This Information Memorandum does not constitute investment, accounting, financial, legal or tax advice.
6. The Vendor reserves the right to evaluate any offers, to reject any or all offers submitted and to deal with one party at the exclusion of others without giving reasons to the Recipient. The Information Providers will not be liable to compensate the Recipient or any intending acquirer for any costs or expenses incurred in inspecting, reviewing, investigating or analysing any information in relation to the Properties.
7. The photos contained in this document are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent or the seasonal conditions. All areas and measurements are to be taken as a guide only.

* Approx.