

The Elders logo, featuring the word "Elders" in a white, stylized script font on a red rectangular background.

INFORMATION MEMORANDUM

‘Ballara’

57-73 Glaneuse Road, Point Lonsdale

Auction, on site Saturday 28th February at 1:00pm

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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

‘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>

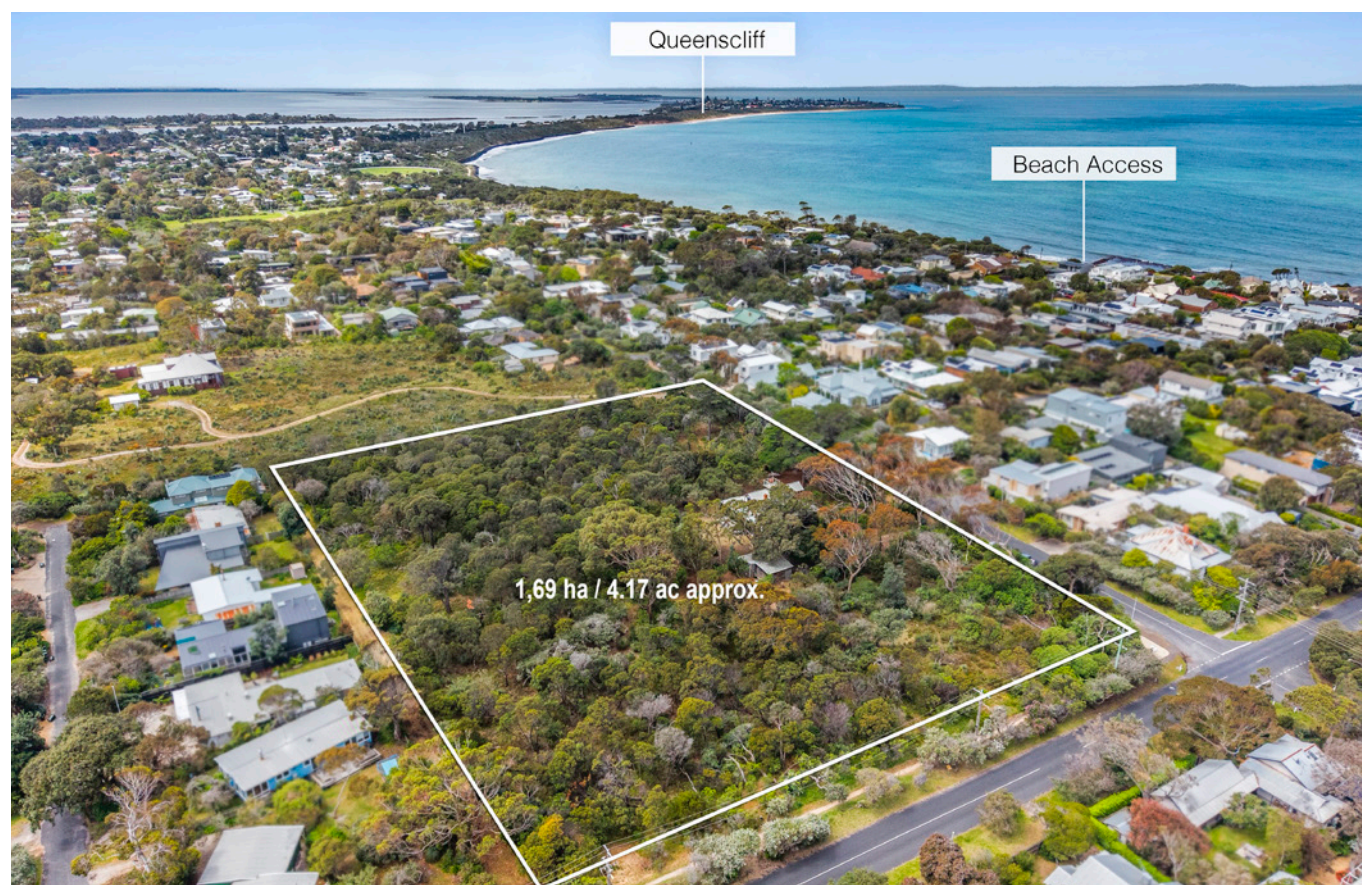
<https://trustfornature.org.au/covenantors-corner/landholder-support-program/>

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.

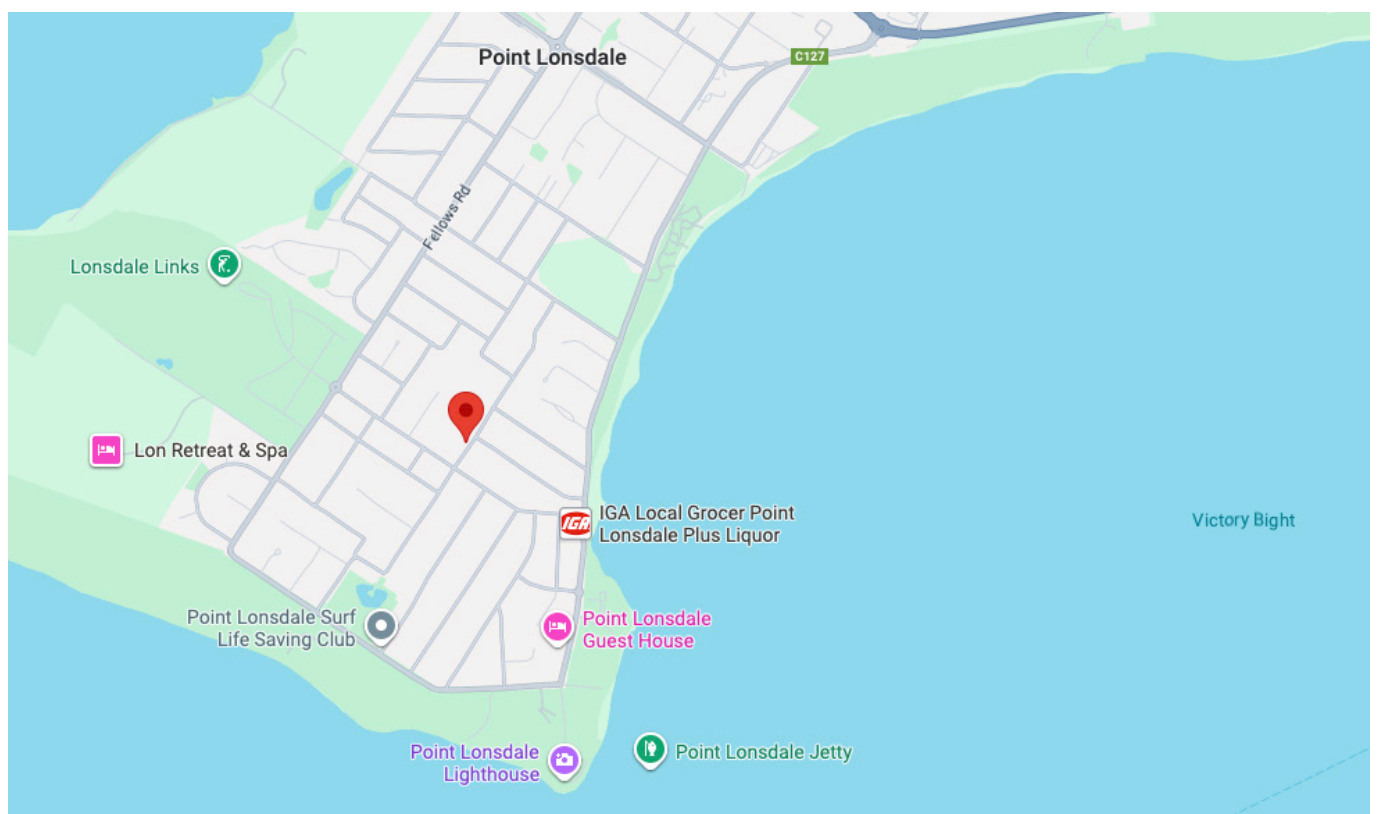




LOCATION & SOCIAL CONTEXT

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

AUCTION

'Ballara' is being offered for sale by Auction on site
28th February 2026 at 1:00pm.

A copy of the contract of sale is available from the
selling agents.



Peter Lindeman

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* Approx.