



1320 Blackgate Road, FRESHWATER CREEK, VIC 3217

'Cypress Lane' - Stunning Exclusive Location on the Surf Coast

55.74 hectares, 137.73 acres

Gifted with gently undulating pastures in a picturesque location, this sensational land parcel offers the chance to create unparalleled coast and country living. Located a short drive from both the Great Ocean Road and central Geelong. Boasting wide-ranging appeal to a host of buyers including downsizing farmers, those wishing to expand their land portfolio and tree changers, the property features of 55 hectares - 138 acres (approx.) of fertile and highly versatile land for you to realise your dream country lifestyle.

Upon entry to the property from the south via Blackgate Road, you are warmly welcomed to a scene of rolling green countryside sure to delight. The sloping north-facing block offers extensive district views and an ideal location to build your dream home STCA.

There are four securely fenced paddocks with water to troughs from a turkey nest dam and laneway access to new cattle yards. The property is complemented by a reliable annual rainfall and well maintained pastures. Environmentally enhanced with a strategic shelterbelt on the western boundary inviting abundant bird life, assuring sustained

TYPE: For Sale

INTERNET ID: 300P152287

SALE DETAILS

**\$3,750,000 -
\$3,850,000**

CONTACT DETAILS

**ELDERS RURAL
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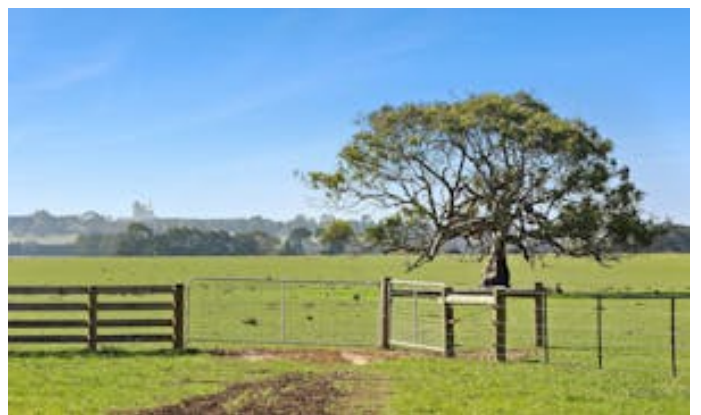
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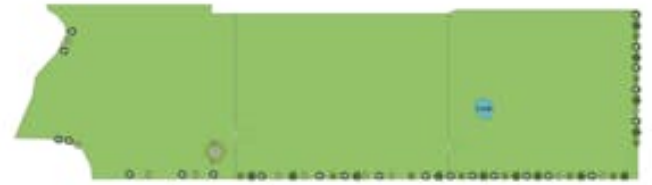
growth along with improved production. Currently used for sheep and cattle grazing, the land is also well suited to horses and grape vines and other farming pursuits. At the northernmost boundary, the property extends to Thompsons Creek offering a stunning setting to unwind at the end of a busy day.

The property offers all of the benefits of country living by the coast encapsulating peace, productivity and proximity. Reach Torquay and its world-famous beaches, cafes and shopping in just ten minutes, Anglesea in under twenty minutes and Lorne in 45 minutes. When deviating from the coast you'll find the Waurn Ponds shopping centre in ten minutes, central Geelong in around 20 minutes and Melbourne in just over an hour.

Capitalise on the tax benefits of farming this amazing income producing land whilst enjoying an exceptional rural lifestyle just minutes from Surf Coast beaches.

- Land Area 55.74 hectares





Approx. Lot Area 55.7ha