



452-480 Founds Road, DRYSDALE, VIC 3222

Prime Rural Holding with Secure Income & Exceptional Future Potential

32.47 hectares, 80.23 acres

Positioned strategically between Drysdale and the greater Bellarine Peninsula growth corridor, 452-480 Founds Road presents a rare opportunity to secure a substantial rural landholding with multiple income streams, extensive infrastructure, and long-term upside.

Comprising approximately 32 hectares - 79 acres approx across two separate titles - including an additional 2.83-hectare titled road reserve - this versatile property offers flexibility for agricultural, commercial, and future planning outcomes.

A standout feature is the established permitted five-acre recycling and resource recovery operation, currently returning approximately \$30,000 per annum. The facility is securely leased to two tenants with agreements in place through May 2027, delivering immediate holding income and investment security.

Benefiting from dual sealed road frontages, the property provides outstanding accessibility, operational convenience, and exposure.

Property Highlights

TYPE: For Sale

INTERNET ID: 300P178412

CONTACT DETAILS

**ELDERS RURAL
SERVICES AUSTRALIA
LTD**

Suite 15, 400 Pakington
Street
Newtown, VIC
03 5225 5000

Peter Lindeman
0418 525 609

- Approx. 32 hectare 79 acre productive rural holding
- Additional 2.83-hectare titled road reserve
- Established recycling facility with existing income stream
- Two tenant leases secured through May 2027
- Extensive recycling and resource recovery permits in place
- Council-approved rehabilitation and landscaping works to eastern boundary
- Cattle and sheep yards for livestock operations
- Stock-proof fencing throughout
- Two dams servicing agricultural needs
- Large aviation hangar / substantial farm shedding suitable for machinery, storage, or mixed rural use
- 100 kVA power available at the boundary
- Reasonable farm rates supporting manageable holding costs
- Dual sealed road frontage for excellent access and exposure

Offering a rare combination of productive farmland, commercial return, and strategic future potential, this is an outstanding opportunity for investors, land bankers, rural operators, or owner-occupiers seeking scale and versatility within one of regional Victoria's growing coastal corridors.

Properties of this calibre, flexibility, and income-producing capability are seldom offered to the market.

- Land Area 32.47 hectares

