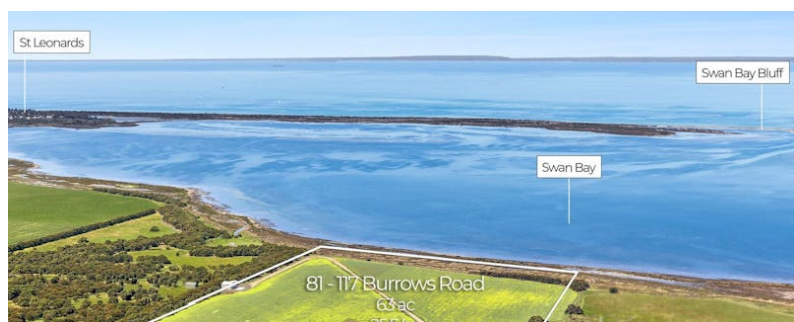
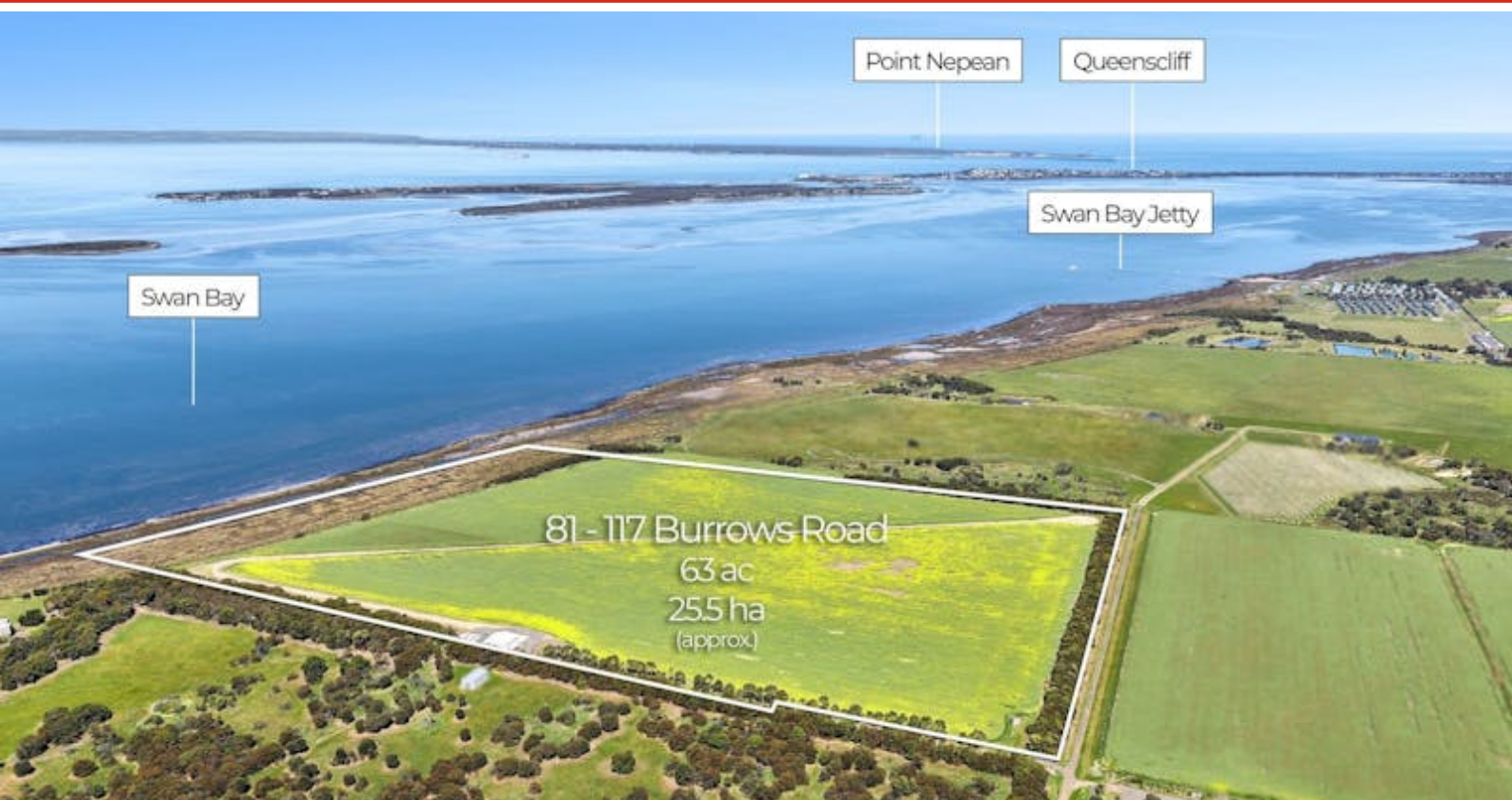




81-117 Burrows Road, SWAN BAY, VIC 3225

An Exclusive Waterfront Estate with Sweeping Swan Bay Views

25.50 hectares, 63.01 acres

Commanding a prime position along the shoreline, this extraordinary 25.5ha - 63 acre approx. landholding presents a rare chance to secure an exclusive lifestyle property with Swan Bay Frontage.

Set against a backdrop of sweeping bay views, the property combines unrivalled location with exceptional versatility and comes with planning approval to construct a dwelling. The land is very gently sloping offering a magnificent blank canvass to create your forever home.

Perfectly suited to a variety of pursuits from boutique agriculture, livestock or equine ventures, to a private coastal retreat. The land is currently used for cropping, is well-drained and benefits from a secure 610mm average annual rainfall. Features include a 650 metre air strip, 16.5m x 13m aircraft hangar/machinery shed, 12m x 8m shed, both connected to 2 x 22,500 litre rainwater tanks. Town water and power are also connected to the sheds.

TYPE: For Sale

INTERNET ID: 300P180445

SALE DETAILS

Offers Close 5pm 16th December if not sold prior

CONTACT DETAILS

ELDERS RURAL SERVICES AUSTRALIA LTD

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

Peter Lindeman

The Bellarine Peninsula is renowned as one of Victoria's premier lifestyle destinations, celebrated for its wineries, gourmet produce, boutique accommodation, and pristine beaches. Whether it's sailing, fishing, coastal walks, or simply soaking in the serenity, the region offers an unparalleled coastal lifestyle.

0418 525 609

Opportunities of this scale and location are increasingly rare.

Discover the perfect balance of coastal beauty, rural space and lifestyle, a truly exceptional Bellarine Peninsula asset ready to define your next chapter.

This unique holding is very conveniently located 10 minutes to Portarlington and Melbourne Ferry, 15 minutes to Queenscliff and Sorrento ferry, 30 minutes to Geelong, 50 minutes to Avalon Airport and around 90 minutes to Melbourne CBD.

- Land Area 25.5 hectares

