

680 Ghazeepore Road, FRESHWATER CREEK, VIC 3217

Exclusive Location - Gateway to the Surf Coast

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 those wishing to expand their land portfolio and tree changers, the property features 62 hectares - 153 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 gently sloping well drained countryside sure to delight. The north-facing block offers extensive district views and an ideal location to build your dream dwelling STCA.

There are four paddocks, which are water fed by two dams and the property is complemented by a reliable annual rainfall and well-maintained pastures. Environmentally enhanced with strategic shelterbelts inviting abundant bird life, assuring sustained 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. The land has been successfully grazed by sheep and cattle for 150 years offering the opportunity to purchase an historic property with an annual rainfall of

TYPE: For Sale

INTERNET ID: 300P181694

SALE DETAILS

Offers Close 5pm 19th August if not sold prior

CONTACT DETAILS

ELDERS RURAL SERVICES AUSTRALIA LTD

10-14 Brougham Street
Geelong, VIC
03 5225 5000

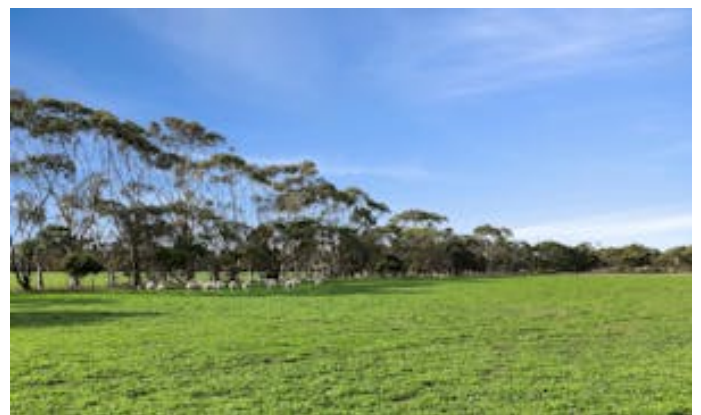
Peter Lindeman
0418 525 609

approximately 550 mls. per annum

Located on the beautiful Freshwater Creek, the property offers all of the benefits of country living by the coast encapsulating peace, productivity and proximity. Indulge in a home-made sausage roll from the local service station or sweet artisan delights from the renowned Freshwater Creek Cake Shop. 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 Waurin Ponds shopping centre in ten minutes, central Geelong in around 20 minutes and easy access to the ring road taking you to 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.

In Conjunction with Hayden Real Estate - Bryan Hayden 0417 613 250 and Ben Smith 0423 050 825









Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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