

## 245-319 Murradoc Road, DRYSDALE, VIC 3222

Serenity and Space with Sea and Bay Views

**27.00 hectares, 66.72 acres**

Set against panoramic views over Port Phillip Bay and south to Ocean Grove, this 27ha - 67ac approx. landholding captures the essence of Bellarine Peninsula living.

A rare opportunity to secure substantial acreage in a coveted location where coastal charm meets rural tranquillity. The gently undulating land rises under wide-open skies, dotted with mature trees and fertile, well-drained soils ideal for a range of pursuits. Currently cropped to wheat, it also suits viticulture, grazing, horticulture, olive groves, or boutique farming, with secure boundary fencing in place.

Whether your vision is lifestyle, agricultural, or both, this property provides the space and versatility to bring it to life. Design and build your dream home (STCA) or create a peaceful off-grid retreat in complete privacy. Enjoy close proximity to Ocean Grove, Point Lonsdale, and Queenscliff, with beaches, wineries, and fine dining minutes away. Just 5 minutes to Drysdale, 25 to Geelong, 45 to Avalon Airport, and 90 to Melbourne CBD-this is a rare and inspiring coastal acreage.

**TYPE:** For Sale

**INTERNET ID:** 300P185084

**SALE DETAILS**

**Offers Close 5pm 14th  
October if not sold prior**

**CONTACT DETAILS**

**ELDERS RURAL  
SERVICES AUSTRALIA  
LTD**

10-14 Brougham Street  
Geelong, VIC  
03 5225 5000

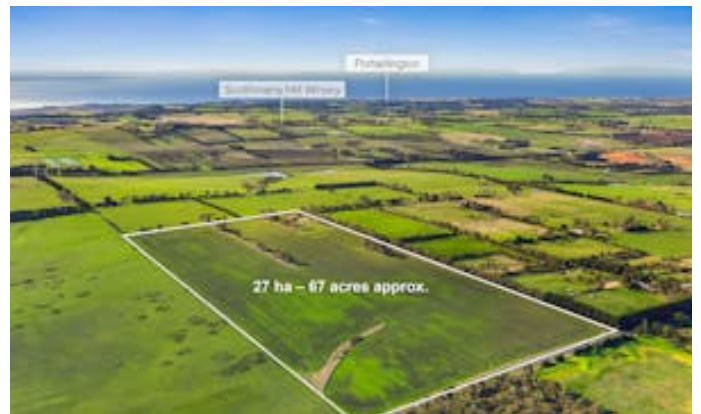
**Peter Lindeman**  
0418 525 609

Whether you're looking to establish a productive working farm, create a peaceful private retreat, or combine both, this expansive acreage offers an unrivalled canvas to bring your vision to life.

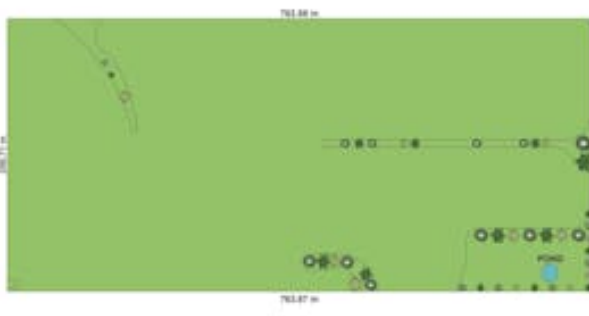
Land size 27 ha / 67 acres (approx.).

- Land Area 27 hectares









Approved Layout Model: 27 ha 67 acres



Approx Land Area: 27 ha (67 acres)

Whilst [bwrm.com.au](http://bwrm.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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