

2-20 Lings Road, WALLINGTON, VIC 3222

Untapped Commercial Agricultural Opportunity

4.70 hectares, 11.61 acres

'Lings Estate' spread over 4.7 ha - 10.3-acres approx provides a premium tree-change Commercial/Agricultural opportunity, offering a blend of rural tranquillity and commercial infrastructure, just 6 minutes from Ocean Grove beaches. It features a stunning 180 m² modern barn and a massive 430 m² shed, perfectly set up for agricultural, lifestyle, or events STCA.

The Property Overview

- Address: Lings Estate, Wallington (Bellarine Peninsula)
- Land Size: 4.7Ha - 10.3 acres
- Zoning: Farming Zone (FZ)

Established Infrastructure

The Modern Barn 24m x 7.5m

- Rustic industrial aesthetic with recycled brick, rough-sawn timber, and polished

TYPE: For Sale

INTERNET ID: 300P186343

SALE DETAILS

**Offers Close 22nd July
5pm, if not sold prior**

CONTACT DETAILS

**ELDERS RURAL
SERVICES AUSTRALIA
LTD**

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

Peter Lindeman
0418 525 609

concrete floors.

- Features: Soaring 6m pitched ceilings, double glazing, hydronic heating, and reverse-cycle air conditioning.
- Town mains water connected.
- Established fruit orchard.
- Amenities: Two offices, central bathroom, and north facing open-plan living with kitchenette opening on to a paved outdoor entertaining area.
- Entertainment: Attached 4-car garaging (ideal for an entertaining zone) and an expansive marquee pad for large gatherings.

The Commercial Shed (22m x 15m enclosed plus 6m x 15m carport)

- Access: Separate, private driveway access via Wallington Road.
- Features: 330 m2 concrete hardstand.
- Large storage areas, workshop area and a mezzanine level that offers a kitchen, bathroom and office space with split system heating and cooling.
- 5m high roller doors, 3 phase power, 6.6kW solar system.
- Ideal business opportunity for tradespeople/earth moving equipment,
- Ancillary: Carport with a wash bay and three x 35,000 litre water tanks.

All this just 7 minutes to Ocean Grove, 20 minutes Geelong and around 80 minutes to Melbourne.

Conjunctional Agents Colliers Geelong â## Jonathon Lumsden 0402 213 572 and Ned Tansey 0492 892 101

Disclaimer:

Every precaution has been taken to ensure the accuracy of the information provided; however, it does not constitute a representation by the vendor or agent. Prospective purchasers are advised to conduct their own independent investigations. All images, floor plans and site plans are indicative only and may not reflect current conditions. Information is subject to change without notice.

For the Victorian Due Diligence Checklist, please visit:

<https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 4.7 hectares
- Bedrooms: 2
- Bathrooms: 2

HOMESTEAD

Bedrooms	2
Bathrooms	2







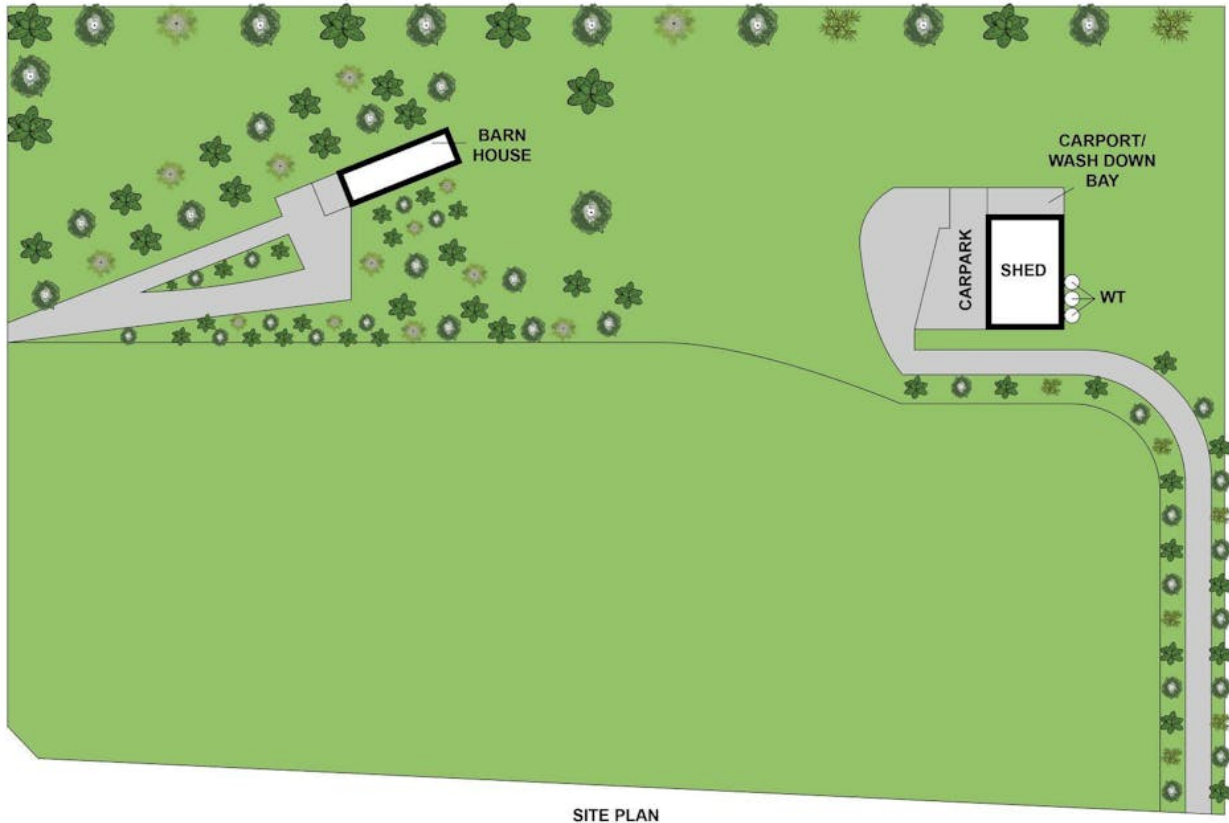
Approx Land Area 4.17Ha(10.31 acres)

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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SITE PLAN

Approx Land Area 4.17Ha(10.31acres)

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