



## 17 Lear Lane, WOODSIDE, VIC 3874

ONE ACRE ON A QUIET COUNTRY LANE

**0.40 hectares, 1.00 acres**

Set on approximately one acre within the Rural Living Zone, this fully fenced allotment is tucked away down a quiet no-through country lane, offering the perfect opportunity to enjoy a relaxed rural lifestyle in the welcoming township of Woodside. With power available nearby (not connected) and a bore already in place, the block provides a great foundation for those looking to build their dream home or peaceful country getaway (STCA).

Conveniently located within walking distance to the local primary school, Woodside offers a friendly community atmosphere along with the popular Woodside Beach Hotel, ideal for family dinners and local entertainment. Just 10km away, the Woodside Beach access point to the famous Ninety Mile Beach provides an expansive coastline, surf club facilities, and endless opportunities for beach walks, fishing, and coastal enjoyment.

Positioned approximately 19km from Yarram and 52km from Sale, this property combines peaceful country living with convenient access to essential shopping and services.

**TYPE:** For Sale

**INTERNET ID:** 43P1721

**SALE DETAILS**

**\$225,000**

**CONTACT DETAILS**

**Elders Yarram (formerly Yarram R.E)**

266 Commercial Road  
Yarram, VIC  
03 5182 6600

**Sonya Brown**  
0427 444 244

Embrace the tranquil rural lifestyle on offer here - contact Sonya on 0427 444 244 to find out more.

For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)

Or call us on (03) 51826600

- Land Area 1.0000 acre

