

1650 Loch Wonthaggi Road, Almurta, Vic 3979



Lifestyle For Sale

Thursday, 9 November 2023

1650 Loch Wonthaggi Road, Almurta, Vic 3979

Bedrooms: 3

Bathrooms: 2

Area: 46 m²

Type: Lifestyle



Don Olden
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Katrina Griggs
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\$1.95 - \$2.1 Million

Field of Vision presents a rare opportunity to purchase 119-acres in the beautiful rural district of Almurta with stunning views in every direction inc. Bass Straight, Westernport Bay & Wilsons Promontory. Combine farming with lifestyle that has the potential to diversify into tourism, Airbnb, eco glamping or tiny houses with sustainable support (STCA & Town Planning Data). Features including: Title One: - 116.5 acres of fertile grazing land - Ideal for cattle, sheep, horses, agistment or dairy turnout lease - Tastefully renovated 3-bedroom country farmhouse with 2 bath, BIR, timber floors and a view from every window - New fencing including electric fencing - Access tracks to all areas - 9 dams (1 x spring fed), seasonal winter creek supported by a reliable 40 inch plus annual rainfall - 9m x 6m lock up shed with power plus 5m x 4m storage shed - As new steel & timber heavy duty stockyards - Treed area provides excellent shelter & a haven for birdlife Title Two - "The Jewel in the Crown" - Two adjoined parcels of land being 1-acre plus 1.5-acre with all-weather bitumen road access - Underground power to both sites - Potential home site with 360-degree view (STCA) - Proposed subdivision/realignment option. See section 32 (refer legal advice) - Wonthaggi 20 min, Grantville 10 min, Phillip Island 25 mins, Melbourne 1 ¼ hours A "Field of Vision" is a unique opportunity to enjoy space & solitude for the astute investor where all the hard work is done. Bass Coasts pristine beaches at Kilcunda & Cape Paterson 25 mins, tourism of Phillip Island 25 mins, Westernport Bay, fishing & boating 20 mins. Inspection is highly recommended and strictly via appointment with selling agents. For further information, contact Don Olden 0417 805 312 or Katrina Griggs 0428 571 083. For a Due Diligence Checklist go to: consumer.vic.gov.au/duediligencechecklist