

# 170 Stephenson Road, Winchelsea, Vic 3241

## Sold Residential Land

Thursday, 24 August 2023



170 Stephenson Road, Winchelsea, Vic 3241

Area: 7 m2

Type: Residential Land



Geoff Bennett  
0458513860

**\$550,000**

Set approximately 1.5 kilometres from the town boundary of Winchelsea this unique 19.33 acres presents a fantastic opportunity for the future. With a good frontage, the land is predominantly clear and productive with gentle falls, scenic outlooks and lovely surrounds. Further features of the property include excellent boundary fencing, majestic red gums, privacy and plenty of blue sky ! The property is presently zoned Farming and would be perfect for those seeking a rural getaway with space for a variety of agricultural uses, a turn out paddock or other smaller cropping or permaculture applications. Under the present zoning a dwelling is unlikely to be permitted though shedding and allowable general infrastructure is a definite possibility subject to local Council, rules, regulations and approvals. The property is also just outside the Winchelsea long term growth corridors and beautifully set very close to the thriving township of Winchelsea with its many services, attractions and facilities. The property is also just 25minutes from Waurm Ponds and 25 minutes to the capital of the Surf Coast in Torquay. Land ( which we cannot make any more of ) of this size in such a close in position is getting very hard to find, so contact us now for further details or to arrange an on site inspection.