

175-213 Little River Road, Little River, Vic 3211

Lifestyle For Sale

Thursday, 30 May 2024

175-213 Little River Road, Little River, Vic 3211

Bedrooms: 3

Bathrooms: 1

Area: 32 m2

Type: Lifestyle



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Contact Agent

The Apogees Real Estate Group proudly presents 175-213 Little River Road, Little River for sale by private treaty. Discover an unparalleled investment opportunity with this expansive 32.44-hectare (80-acre) property, featuring a comfortable 3-bedroom home with a spacious living area, is perfectly positioned to capitalise on the transformative developments in the region. Ideal for land bankers, investors, and developers, this property offers immense potential for growth and profitability. Seize this unique opportunity to invest in the future of Little River. 175-213 Little River Road is more than just land; it's a launchpad for success. Contact us today to learn more and secure your investment in this extraordinary property.

Executive Summary: Address: 175-213 Little River Road, Little River VIC 3212 Dwelling: 3 Bedroom, Bath 1, Car 2 Current Zoning: Green Wedge Zone Size: 32.44 Ha | 80 Acres *LA: Greater Geelong Council. Prime Location: The Subject site is only a 45-minute drive to Melbourne CBD, 25 Minute's drive to Geelong City. A mere 3 minutes to Little River Train Station, Little River Township and Princess Freeway. Furthermore the property sits only 12 minutes to Avalon Airport facilitates effortless travel for both domestic and international flights. Close to key townships including Lara, Avalon, Wyndham Vale and Werribee provides a range of shopping, dining, and entertainment options.

Highlights: Strategic Location: Located next to the Proposed Pacific Rail intermodal freight terminal, this property is set to benefit from significant commercial activity. The terminal, along with Cargolink warehousing and general warehousing will encompass approximately 890,000m² of warehouses and offices, creating a dynamic logistics hub. Economic Growth: This Proposed Pacific Rails Little River intermodal terminal is expected to generate over 200 direct freight jobs upon its completion. As Pacific National transitions services from Dynon by 2029, this terminal will become a critical hub for interstate rail freight. The broader logistics precinct, including warehousing, cold storage, and refueling facilities, is estimated to create upwards of 4,000 jobs, driving substantial economic growth. Avalon Employment Corridor: Positioned within proximity to the Avalon employment corridor, a massive 780-hectare, \$8 billion development led by one of Australia's biggest developers, MAB, in collaboration with the Victorian Planning Authority. This project, aimed at creating up to 18,150 jobs and contributing \$2.2 billion in gross regional product, will significantly boost the local economy and investment potential.

Method of Sale: For Sale by Private Treaty
Exclusive Marketing Agents: THE APOGEEZ REAL ESTATE GROUP
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