

**33 Hood Road, Portarlington, Vic 3223**

**Residential Land For Sale**

Sunday, 26 May 2024

33 Hood Road, Portarlington, Vic 3223

Area: 1011 m2

Type: Residential Land



Loretta Sullivan  
0414516334

**\$700,000 - \$770,000**

Immerse yourself in a Mediterranean cultivated orchard garden of fruit trees, a sustainable food bowl of year-round crops. These mature shady trees have been lovingly nurtured, a garden of this substance is extremely unique, it takes time and knowledge to establish such valuable trees. 1,011m<sup>2</sup> of peaceful parkland setting with a magnificent rural vista to the south and private sunny back yard to the north, beautifully positioned between Portarlington Golf Club and Town Centre. Easy flat stroll to beautiful swimming beaches, picturesque harbour & Melbourne ferry, along waterfront parklands & walking tracks. Large blocks are becoming increasingly valuable as the town gears up for higher density living, this property is not only to be considered as a valuable capital growth investment with huge subdivision potential but a prime location to build your beautiful home as many others have done further along. The absolute bonus is a small two-bedroom, two-bathroom clean, presentable home, ample living areas, inside and out, plus an outdoor traditional pizza oven, a favorite family & friends gathering place. Portarlington is a growing bayside township with so much to offer, beautiful beaches, amazing harbour, Melbourne ferry service, restaurants, cafés, and many social clubs and events, only 30 minutes from the largest, fastest developing regional city in Victoria, Geelong, with Avalon International Airport an extra 15 minutes. If you are considering capital growth on your investment, look no further.