

# 37 Newtons Road, Little River, Vic 3211



## Acreage For Sale

Friday, 17 May 2024

37 Newtons Road, Little River, Vic 3211

**Bedrooms: 7**

**Bathrooms: 4**

**Parkings: 10**

**Area: 30 m2**

**Type: Acreage**



Bhanu Dahiya

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## Contact Agent

361 Degrees Real Estate proudly presents this family home that simply demands to be in a class of its own due to its sense of space, sophistication, style, rare outdoor entertainment area and location. With sensational views of the You Yangs National Park, this 75 acre property is ideally suited to anyone looking at a rural lifestyle or a land banking opportunity. The property itself offers more than most with the 2 dwellings, the first being a gorgeous Californian Bungalow style residence with 10 ceilings and polished floorboards that has 4 good sized bedrooms, master with ensuite and built in robes, open plan lounge with fire place, meals area, adjacent kitchen and paved outdoor entertaining area. The second residence which consists of 4 bedroom and 2 bathroom tennis court to enjoy after a hard day or somewhere just to throw the feet up. Some of the many extras include a dishwasher, reverse cycle split system cooling, synthetic grass tennis court with lighting, two powered color-bond workshops, three water tanks with approximately 120,000 litres in water storage and numerous fully fenced paddocks. Only a couple of minutes in the car back into the township of Little River, 10 minutes to either Werribee or Lara, 20 minutes to Geelong or 40 minutes to Melbourne and with development creeping closer by the day, this will be a very handy nest egg for someone, especially with the vendors wanting to see a sold sticker. **DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist> Photo ID is a must for all inspections