

# 470 Dangers Road, Gherang, Vic 3240



## House For Sale

Friday, 5 April 2024

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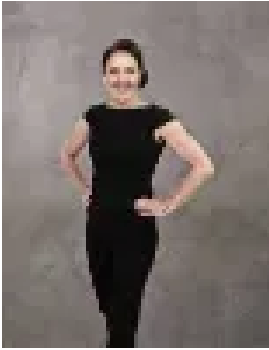
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 14 m2**

**Type: House**



Michelle Winckle  
0352411488



Sophie Spowart  
0478957905

**\$1,600,000 - \$1,750,000**

Situated on 40 acres (approx) of usable land and native bush, this best-of-both-worlds property is sure to impress! The property presents a rare opportunity to build your forever dream home, renovate the existing dwelling (STCA) or live in as is and enjoy the tranquility of this stunning location. The existing brick home includes 3 bedrooms and one bathroom, the perfect blank canvas to create your own oasis. Only minutes to the Otway State Forest, Enjoy an ample array of activities such as horse riding, motorbike riding, mountain bike riding, or just enjoying the beautiful trails and nature walks the area has to offer. Home to an array of wildlife, native birds, kangaroos, koalas, and echidnas, this locale is something special and sure to win your heart. Perfectly positioned to access everything the region has to offer. The home is a 30 min drive to Geelong/Colac, 25 mins to Torquay, Bells Beach, 15 mins to Anglesea, 35 mins to Lorne, 15 mins to Winchelsea. Melbourne is only an easy 90 mins commute.\*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.