

# 512-520 Grubb Road, Wallington, Vic 3222

## Sold Acreage

Tuesday, 5 December 2023

512-520 Grubb Road, Wallington, Vic 3222

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 10 m2

Type: Acreage



Lee Martin  
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Toby Lee  
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**\$1,840,000**

The Feel: An unrivalled lifestyle of space, scenery, and rural serenity is ready and waiting to be discovered with this rare 10.12ha (approx.) landholding superbly situated in the heart of the Bellarine. The perfect blank canvas on which to build a dream coast-meets-country sanctuary (STCA) backdropped by a picturesque rural outlook, with the surrounding land lending itself to a myriad of lifestyle or farming possibilities. Arguably the region's most conveniently positioned acreage offering, it's a mere 6min drive to the bustling coastal townships of Drysdale and Ocean Grove, while proximity to the Bellarine Hwy places you in Geelong in less than 20mins.

The Facts: -Outstanding opportunity to embrace a tranquil coast-meets-country lifestyle in the heart of the Bellarine - A rare & exclusive 10.12ha (approx.) site of well-draining land, enhanced by established shelter belts - Features include an existing 4-bedroom brick house that's ripe for a contemporary renovation to capitalise on the generously proportioned layout - Also presenting as an idyllic environment for a luxurious new build (STCA) befitting this serene environment - 3 large and 2 smaller paddocks are ideal for running cattle & sheep, while arable land is suitable for cropping or pasture - Large 4-bay machinery shed is a practical inclusion - Located in the heart of the Bellarine, the property is the perfect base from which to discover vibrant local townships and pristine beaches - Future rehabilitation of the Bellarine Water Basin nearby will put 30 hectares of environmental reserve on your doorstep - Ocean Grove (6mins), Drysdale (6mins), Point Lonsdale (10mins), and Barwon Heads (15mins) all within easy reach - Be the envy of friends & family with the renown Ket Baker just moments from your door, for your morning coffee and mouth-watering pastries - When business calls, Geelong is just a 20min drive away, while proximity to the Portarlington ferry service offers a relaxing commute to Melbourne's CBD - This is a truly rare offering that unites space & potential with ultimate convenience

The Owner Loves.... "The property was a great place to grow up. We loved the open space, tranquility and privacy. The location meant you were never too far from anywhere." \*All information offered by Bellarine Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Bellarine Property simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own inquiries with respect to the information that is passed on. Bellarine Property will not be liable for any loss resulting from any action or decision by you in reliance on the information.