

6 Buhrmanns Road, Winchelsea, Vic 3241

Residential Land For Sale

Wednesday, 22 November 2023



6 Buhrmanns Road, Winchelsea, Vic 3241

Area: 3 m2

Type: Residential Land



Geoff Bennett
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\$640,000 - \$660,000

This very attractive rural allotment of 3.694 hectares (approx 9.2 acres) is perfectly set just out from the flourishing country township of Winchelsea. The land has a good sealed road frontage to Barwon Terrace, frontage to Buhrmanns Road and offers gentle undulations, magnificent gums, and the perfect rear to side northerly aspect. Town water mains also run along the boundary of the property. Whether you seek a rural retreat, a horse paddock or just a private parcel of land to get away to, then this is the opportunity you've been waiting for ! Under the present farm zoning a dwelling is unlikely to be permitted though shedding and allowable general infrastructure is a definite possibility subject to local Council rules, regulations and approvals. Winchelsea itself (just up the road) also has so much to offer including the Barwon River parks, walking tracks, curio shops, health and dental facilities, shops, cafes and restaurants together with a Primary School, a train station and reliable public transport. Interestingly, the land is also included in very close proximity to the Long Term Residential Growth Corridor – refer Winchelsea Structure Plan 2021. Waurm Ponds, Geelong is just 20 minutes away on a dual highway and the delights of the Surf Coast and The Otway Ranges can be enjoyed via idyllic drives through some of the most beautiful countryside in the West.