

675 Anglesea Road, Freshwater Creek, Vic 3217



Lifestyle For Sale

Saturday, 13 April 2024

675 Anglesea Road, Freshwater Creek, Vic 3217

Area: 16 m2

Type: Lifestyle



David Elam
0418108928



Simon Horne
0488440303

Expression of Interest

This high-profile property is located on Victoria's Surf Coast, just minutes from the Geelong Ring Road and approximately 1 hour from Melbourne, 10 minutes from Torquay and 15 minutes from Anglesea. The Epworth Hospital, Deakin University and Waurn Ponds train station are all just minutes away. Covering an area of approx. 16.0 hectares, (39 acres), the property boasts a 612 metre frontage to the Anglesea Road, which is the main feeder to the Great Ocean Road Tourist Drive; data suggests around 7,500 vehicles pass the property each day on average. The property is geared around sustainability and currently runs as a working farm business 'The Farmer's Place'; which includes a range of leases to like-minded businesses; • The Common Ground Project • Red Gum and Iron Potential leases; • Solar electricity generation, Glamping operation, Farm Supplies store, tree nursery and Sustainability Education Unit. The current property enterprise is the brainchild of the vendor and this sale represents a going concern real estate investment, having the advantage of being a working farm operation, with primary producer status; the property is zoned Farming Zone. Situated within the speed restricted area of Freshwater Creek, the property benefits from having three road frontages, Dickins Road to the north and McIntyres Road to the south; allowing easy vehicle access and alleviating the need for a main road access point. • Current rental income is \$115,000 per annum based on a mixture of base rent plus or turnover, whichever is the greater. • Further rental opportunities exist, (subject to approvals from the relevant authority), for the unallocated excess land. Expressions of Interest close Friday 10th May at 12 noon. Documentation can be obtained by contacting selling agents or texting '675Anglesea' to 0428 619605: David Elam 0418 108 928 Simon Horne 0488 440 303. Inspections strictly by Appointment; all information about the property has been provided to Condie & Co. Real Estate by third parties. Condie & Co. Real Estate 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 the property.