

**81 Warrne Road, Wangoom, Vic 3279**



**Lifestyle For Sale**

Saturday, 18 May 2024

81 Warrne Road, Wangoom, Vic 3279

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 67 m2**

**Type: Lifestyle**



Luke Williams  
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Dominic Bushell  
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**\$2,600,000**

83 Warrne Road Wangoom is the ideal property to establish a low maintenance farming enterprise, whilst providing the flexibility to build your dream home. Located only 10 minutes from Warrnambool, this property provides unrivalled Hopkins River frontage and access, whilst boasting an array of Native Flora and Fauna for the nature lovers to enjoy! The 166-acre allotment (approx.) set on two titles not only offers unparalleled flexibility today but further subdivision potential tomorrow. The year-round Water Licence, Bore and Irrigation Hydrants, provides the security of grass 12 months of the year, whilst the good fencing ensures that this property is turn key ready! An established central-laneway provides ease of access and connectivity, additionally there are plenty of suitable build sites to build the dream home you and your family have always wanted! This can all be done with the confidence that you will make a return on your investment day one, with an established three-bedroom home currently being leased. The charming residence boasts 3 bedrooms and a generous open plan / living and dining area, with a main bathroom and separate laundry. A country ambience emits throughout the home with an abundance of natural light, large windows, and hardwood floors. This property offers a desirable blend of rural living, agricultural potential, and modern amenities within close proximity to Warrnambool. Get in touch today to organise a private inspection and tour of the property !