

CA 29 40 Bates Road (also known as 30 Bates Road),



Little River, Vic 3211

Sold Residential Land

Friday, 22 September 2023

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Area: 6 m2

Type: Residential Land



Terry Cleary
0400004772

\$1,430,000

Located in the tightly held, welcoming township of Little River, which is fast becoming a huge drawcard for buyers searching for a unique and quiet lifestyle, this rare, flat, appealing vacant acreage, represents a myriad of excellent opportunities. Offering fully fenced vacant land measuring 15 acres with a regular rectangular shape and even dimensions of 140.5 metres wide and 433.2 metres deep approximately. Zoned farming zone. A perfect allotment ideal for small cropping, hobby farming, and horse lovers. Located on the sealed road of Bates Road and also facing Calvert Road, this brilliant acreage is within an easy commute to Geelong, the Ring Road and under 40 minutes to Melbourne. Excellent V-Line train access to Geelong and Melbourne via the Heritage Registered, Little River Railway Station. The exceptional precinct of Little River has a lot to offer; including a convenience store, service station, post office, renowned Hotel and Primary School close to the You Yangs Regional park in fact you can view the You Yangs from this location sitting majestically on the horizon- extremely popular for hiking, rock climbing, picnics or mountain biking with 50 km of purpose-built tracks. Victoria's second international airport at Avalon is just six minutes away. If you have been dreaming of owning your own manageable acreage in a great location then now is the time to act as you may not get another opportunity like this. *Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. **Photo ID is required at all open for inspections.*