

**4195 Colac-Lavers Hill Road, Weeaprounah, VIC,  
3237**



**Land For Sale**

Wednesday, 18 September 2024

4195 Colac-Lavers Hill Road, Weeaprounah, VIC, 3237

Type: Land



Jake Theodore  
0352321800



Leanne Witcombe

## **Ready, Set, Build: Your Dream Land Awaits with Permit in Place...**

Positioned at the very heart of the stunning Otway Ranges, this exquisite 43-acre plot of land is waiting, but what is most exciting is this land comes with an approved planning permit to build your dream house!

This property stands as the ultimate embodiment of rural living aspirations, secluded and private, equipped with a town planning permit that remains valid until 2025. This permit opens the door to a myriad of possibilities, from constructing the home of your dreams, to developing a holiday retreat that could cater to those seeking a slice of tranquility away from the hustle and bustle.

With this permit already in place, you're not just buying land; you're securing a future—a canvas on which to bring your vision to life, be it a personal haven or a lucrative holiday accommodation venture. The potential for a significant return on investment is not just promising; it's grounded in the solid foundation of approved planning, making it an enticing proposition for any discerning buyer looking to capitalise on the growing trend for rural escapes and nature-based experiences.

Ideal for enthusiasts of nature, avid hikers, or those who simply appreciate a beautiful scenic drive, the property is enhanced by the presence of a Chestnut tree orchard. It is fully fenced and equipped with both walking and driving tracks and is home to a rich tapestry of wildlife and plant species, ensuring endless exploration possibilities.

Conveniently located just 10 minutes from Otway Fly Tree Top Adventures, 5 Minutes away from the world-famous Great Ocean Road, 45 minutes from the awe-inspiring Twelve Apostles, 50 minutes from Apollo Bay, and a scenic drive of approximately 2 ¼ hours from Melbourne, this land offers a unique blend of accessibility and escape.

\*All information about the property has been provided to Richardson Real Estate by third parties. Richardson 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 this property.