

50 Dwyers Road, Gnarwarre, Vic 3221

HF RICHARDSON

Lifestyle For Sale

Sunday, 23 June 2024

50 Dwyers Road, Gnarwarre, Vic 3221

Area: 40 m2

Type: Lifestyle



Tony Hyde

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Contact Agent

This exceptional 99 acre* rural holding enjoys dual road frontage and access to both Dwyers Road & Barrabool Road enjoying elevated views and productive fertile land - all in a prime Barrabool Hills position. The property comprises 1 main paddock with 3 dams, circa 1990* shearing shed (4 stand but has not been operational for some time) with water tank, small orchard and established shelter belts. This superb acreage presents a rare blank canvas opportunity to design & build your rural lifestyle dream whether it be a new home site (STCA) or mixed-farming pursuits (equine, cattle, sheep, hay production or cropping). The site presents the perfect opportunity to provide sustainable living opportunities (solar, tank & dam water, wind power) with the ability to connect to a nearby electrical transformer if you so desire. The Barrabool Hills region is renowned as one of the most tightly held rural pockets within the Greater Geelong region due to its easy accessibility into town, strong capital growth and unique position close to the city. Located just 8 minutes from the gorgeous township of Ceres, with a quality public primary school, the new Woodline Primary School (private), Barrabool Cricket Club and friendly rural community. The Highton Village (15 minutes) and Waurm Ponds Shopping Centre (15 minutes) are close by for supplies, whilst access to Deakin University and Epworth Hospital are only a short drive away. The beaches at Torquay and Anglesea are easily accessible via a variety of routes (which is proven to be very helpful during the popular summer period), whilst the Mount Moriac Pub is just down the road for a meal and catch up with friends. Access to quality private schools is second to none with The Geelong College, Sacred Heart College & St Joseph's College all located in nearby Newtown, whilst the Christian College campuses in Waurm Ponds, Highton & Belmont are only 15 minutes away. The Geelong CBD & Waterfront precinct are an easy 20-25 minute drive for premium dining & entertainment which further showcases the unique blend that's on offer - the best of relaxing country living close to the convenience of city amenities. *denotes approximate