

110 Wills Road, Port Albert, VIC, 3971

Professionals

Rural For Sale

Sunday, 18 August 2024

110 Wills Road, Port Albert, VIC, 3971

Type: Rural



Ian Seed

COASTAL FRONTAGE ACREAGE LAND IN PORT ALBERT

VIEWS TO WILSON PROMONTORY/PORT ALBERT AND BASS STRAIT

The opportunity being presented here is enormous. Choose your land size to suit your budget.

We are offering 4 farmland-zoned individual titles. These being

- (a) LOT 89A - 23.22 HECTARES (57 acres)
- (b) LOT 89B - 7.77 HECTARES (19 acres)
- (c) LOT 89C - 7.10 HECTARES (17.5 acres)
- (d) LOT 89D - 3.95 HECTARES (9.7 acres)

Initially, the vendor would prefer to sell 89C & 89D, for a total of 11.05 hectares, or 27.3 acres. Both lots have quality pastures and will cater to year-round grazing.

However, enquiries are welcomed for buyers wishing to acquire the lots of 89A and 89B. Lot 89A also. This is the largest of the 4 available and is equipped with a large machinery shed, sundry shedding, and several dams.

The total landholding is just over 42 hectares, or 104 acres. The beauty of this total size means that a dwelling can be built on the land "as of right".

There is a plan to open the disused road allowing independent access to Lots 89C and D. New boundary fencing will be included with the sale price.

To find a truly raw coastal land holding of this size and capability and the ability to build your own home is rare, and we beckon interested buyers to explore this moment.

With Port Albert being scheduled for the Federal Government's National Green Energy Project, Southern 10, whereby over 180 wind turbines will be placed 10 kilometres from the shore, Port Albert will hugely benefit from this. Now is the time to invest in this area, as tourism, accommodation, and hospitality are set to boom.

Whatever your dreams are for this land you have several choices and our vendor is prepared to negotiate to achieve a genuine sale.

Do not hesitate, as this is an unerring opportunity to acquire genuine front row coastal land at very affordable prices.

Contact the office at 0351146552 or 0436036646 to enquire and complete a private viewing. Remember, our office is open 7 days per week.

For a Due Diligence checklist, go to: consumer.vic.gov.au/duediligencechecklist