

280 Waurm Ponds Drive, Waurm Ponds, Vic 3216

HF RICHARDSON

Lifestyle For Sale

Thursday, 9 November 2023

280 Waurm Ponds Drive, Waurm Ponds, Vic 3216

Area: 40 m2

Type: Lifestyle



Tony Hyde
0401736136



Matt Poustie
0400902146

E.OI (Closes Tues 12th Dec at 1pm) EPR \$3,800,000

Expressions of Interest Offers Close Tuesday 12th December, 2023 @ 1:00pm (Unless Sold Prior) _____ Presenting this rare and significant opportunity to secure a strategically located parcel of land to build your dream home, or an outstanding land banking investment that offers future development potential (STCA). Cochranes Hill is situated on a premium allotment of 100 acres (approx.) with supreme elevated views overlooking the Barrabool Hills, Geelong and across to the Mornington Peninsula. The views to Arthurs Seat / Mornington are spectacular by day but simply stunning by night. On 1 title with 6 separate lots, the property has the advantages of road frontages on all boundaries, town water, an established cluster of mature trees next to a spring-fed creek, open paddocks, an original old dairy and is currently being used for cattle and cropping. The limestone soil is ideal for viticulture adding another investment opportunity as a vineyard and cellar door. Superbly positioned close to Waurin Ponds shopping precinct, Deakin University, Epworth Hospital, local primary and secondary schools, public transport, and just a 2 minute drive to Geelong Ring Road for an easy commute to the Surf Coast beaches or Melbourne CBD, this is a rare opportunity to buy a large parcel of land so close to Geelong. A truly exceptional lifestyle and land banking investment opportunity on the fringe of residential Geelong. Country living has never been so easy with the amenities of a major regional city only moments away!