

# 45 Middle Murroon Road, Murroon, Vic 3243

## Lifestyle For Sale

Thursday, 30 May 2024



45 Middle Murroon Road, Murroon, Vic 3243

Area: 105 m2

Type: Lifestyle



Daryl Osborne  
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Josh Lamanna  
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**EOI close Fri 28th June at 1pm**

CLOSE TO LORNE, BIRREGURRA, DEANS MARSH, GREAT OCEAN ROAD & GEELONG

TREMENDOUS OUTLOOK TO OTWAY FOOTHILLS - EXCELLENT POSITION 261 ACRES - 105.60 HECTARES As a

Whole or in Two Separate Lots (Lot A: 172 Acres - Lot B: 89 Acres) Experience the essence of country living in the prestigious Birregurra-Murroon district, nestled conveniently close to Lorne, Birregurra, Deans Marsh, the iconic Great Ocean Road, and vibrant Geelong. Revel in the breathtaking vistas of the Otway foothills from this exceptional location spanning 261 acres (105.60 hectares), available as a cohesive whole or as two separate lots. Lot A: 172 Acres (69.60 Ha)

Boasts gently undulating, well-drained terrain, offering picturesque landscapes and an ideal site for a charming homestead (subject to council approval), complemented by excellent dam infrastructure. Lot B: 89 Acres (36 Ha) Features a weatherboard house with power connectivity (in need of major repair), a raised board shearing shed, disused dairy, all overlooking Matthews Creek with a double frontage. This property presents a rare opportunity for those seeking a lifestyle retreat, an investment venture, or engaging in alternate farming pursuits. Enjoy the reliability of ample rainfall in this productive locale, ensuring the sustainability of your agricultural endeavours. Embrace the chance to acquire productive land in a desirable renowned area for its beauty and agricultural potential. FOR SALE BY EXPRESSIONS OF INTEREST: Closing Friday 28th June 2024 1pm