

**7711 Great Ocean Road, Princetown, VIC, 3269**



**Rural For Sale**

Wednesday, 18 September 2024

7711 Great Ocean Road, Princetown, VIC, 3269

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Type: Rural**



Anthony McDonald  
0418593597

## RELAX OR GET INTO BUSINESS

With views that extend across farmland, the Gellibrand River and Latrobe Creek estuary to the Southern Ocean, this wonderful and well established property has a prime location that provides unlimited potential for those seeking to capitalize on the volume of tourism traffic generated by the Shipwreck Coast region.

Sited on 5.7 Hectares (14.3 Acre) of land, the 12 Apostles cottages includes 3 accommodation units set amongst gardens and gum trees, looking down the valley to the ocean. The largest unit is farmhouse which is a character two-bedroom home, with a spacious kitchen and living area, and a wide veranda perfect for sitting and enjoying the views. The two cottages, Woop Woop and Tullarook are identical and both offer two bedrooms and kitchen/ meals area and bathroom with shower and vanity. The property also includes a garage/ storage area and a rustic 10x14m corrugated iron shed, which can be accessed directly from the Great Ocean Road and would be ideal to be upgraded to a café or retail space. The property has a rainwater tanks on all buildings and also a 1.5KVa solar system on the shed roof.

The property has been leased to a local tourism operator, who has managed the accommodation business for a number of years. As a result no business figures can be provided to intending purchasers. The property is for sale on a vacant possession basis, allowing you the option to choose if you wish to use the property for personal use, or to operate an accommodation/ hospitality business on the property. Whichever you choose it's a golden opportunity!