

**7914 Great Ocean Road, Princetown, VIC, 3269**



**Rural For Sale**

Wednesday, 18 September 2024

7914 Great Ocean Road, Princetown, VIC, 3269

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: Rural**



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## **Villas on the Coast...**

Otway Coastal Villas... situated on the Great Ocean Road in the magnificent wetlands of Princetown. Just a short drive to the famous 12 Apostles, Gibson Steps, Gellibrand River and Port Campbell.

Offering the next lucky owner three lovely villas. The first two villas you will come across are identical two-bedroom villas with a modern kitchen/dining/living area with split system and access to an undercover outdoors area with majestic views over the wetlands and the chance to spot wildlife.

The bedrooms consist of calming neutral colourings and timber look floating floor for easy maintenance and the master with a ceiling fan. The bathroom provides a shower, modern back to wall bath for relaxing and a toilet.

The third villa, which was only built six months ago, is a one-bedroom villa, with polished concrete flooring throughout, with an open plan kitchen/dining/living area. The bedroom has a ceiling fan, built in robe and ensuite with shower, with spectacular views out the window to the wetlands.

There is 32 acres of land, some of which is wetlands, but still room to expand with a permit already in place for two more Villas. The outside provides a septic, solar panels on one villa, 6.9-star energy rating, 7 water tanks and a shed near the third dwelling.

Not often an opportunity like this comes along, a sea change with an income, or an established business that can be managed from afar. So, make sure you don't let this opportunity pass you by. Situated only an hour from Warrnambool and Colac for larger townships, or Timboon only 30 minutes away for all of your amenities, along with Melbourne just a 3-hour drive.

Current financial 22-23 year income of \$116,000