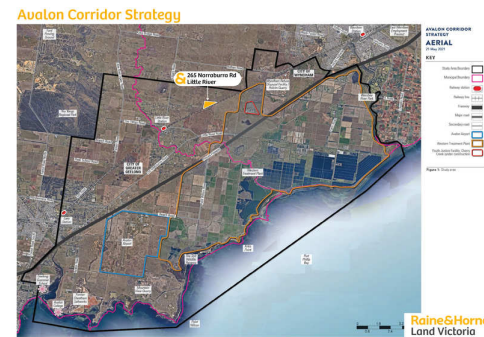


50 ACRES WITH BEAUTIFUL HOUSE IN AVALON GROWTH STRATEGY



265 Narraburra Road, Little River

Sold for \$3,100,000 (May 20, 2024)

Raine & Horne Land Victoria is delighted to offer this strategically located privately held 50 acres of prime land with beautiful house in Little River.

Little River is a town in Victoria, Australia, approximately 44 kilometres south-west of Melbourne CBD, located within the Cities of Greater Geelong and Wyndham local government areas.

This property brings immense opportunities for land bankers and investors as it is currently a part of the Avalon Growth Strategy Corridor.

The Avalon corridor runs from Geelong to Melbourne, covering about 30,000 hectares of land. It also has a number of state and local important assets, such as Avalon Airport and the Western Treatment Plants for Water in Melbourne. It covers the entire town of Little River and certain parts of Lara, bringing together a large number of biodiversity values as well as sites of environmental and cultural importance. This property comprises of spacious three bedroom house with two bathrooms, separate dining space and two living areas.

This property is a part of logical inclusions of Wyndham Council. Pacific National Railways is working on starting a New Intermodal Rail Terminal & surrounding warehousing precinct in Little River. This is a great opportunity for Investors, Land Bankers and Developers.

Property ID: L27442058

Property Type: Land

Land Area: 50.0 acres

Kevin Paghdar

0426510510

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Key Insights

- Land Size approx. 50 acres
- Green Wedge Zone
- 20 Min to Avalon Airport
- 30 Min To Geelong CBD
- 5 mins drive to Little River Station
- 5 min drive to Little River Township
- Easy access to Princes Freeway

Interested parties should conduct their due diligence prior to making any submissions. Given are for general information only and do not constitute any representation on the part of the vendor or agent.

Call Kevin Paghdar on +61 426 510 510 Or Harvir Hans on 0421 452 651 today for further enquiries.

Due Diligence Checklist -

<http://www.consumer.vic.gov.au/duediligencechecklist>