



## 135-173 Little River Road, Little River

### UNDER CONTRACT

Raine & Horne Land Victoria is delighted to offer this strategically located privately held 45 acres of prime land with two houses 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 is just two properties away from the Pacific National Logistics Hub and is suitable for landbankers and investors to invest now and reap benefits later.

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.

#### Key Features

- Part of Avalon Growth Corridor
- Land Size approx. 45 acres in Green Wedge Zone

**Property ID:** L27572786

**Property Type:** Land

**Land Area:** 45.0 acres

**Kevin Paghdar**

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- 2 mins drive to Little River Station
- 1 min drive to Little River Ampol and General Store
- Easy access to Princes Freeway
- 12 mins drive to Avalon Airport
- 2 Houses on the the property
- Flexible Settlement Terms

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 uendor or agent.

Call Kevin Paghdar on +61 426 510 510 Or Sagar Bhaliya on +61 426 992 493 today for further enquiries.

Due Diligence Checklist

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