



5490 Great Ocean Road
Wongarra, VIC

3
BED

2
BATH

3
CAR

greatoceanproperties

Spectacular Ocean Front Property

This incredible ocean front farm property has it all, including spectacular panoramic views from Cape Patton to Apollo Bay and beyond, and way out to the Bass Strait horizon.

This rare, exciting and totally unique property offers flexibility to pursue many interests and/or investment choices. A rural lifestyle, a holiday beach house by the sea, a hobby farm requiring minimal management, a rental income opportunity, or an incredible location to build your ocean front dream home with a separate cottage on site while construction is underway. The choice is yours.

The property is approx.120 acres with clean and well cared for pasture, separated into 11 paddocks for stock rotation. It has good quality fencing, a new shearing shed, sheep yards, cattle yards, cattle crush, 2 loading ramps for a stock trailer or a stock truck, and abundant water supply. There is permanent water from the bordering Von Mueller creek, along

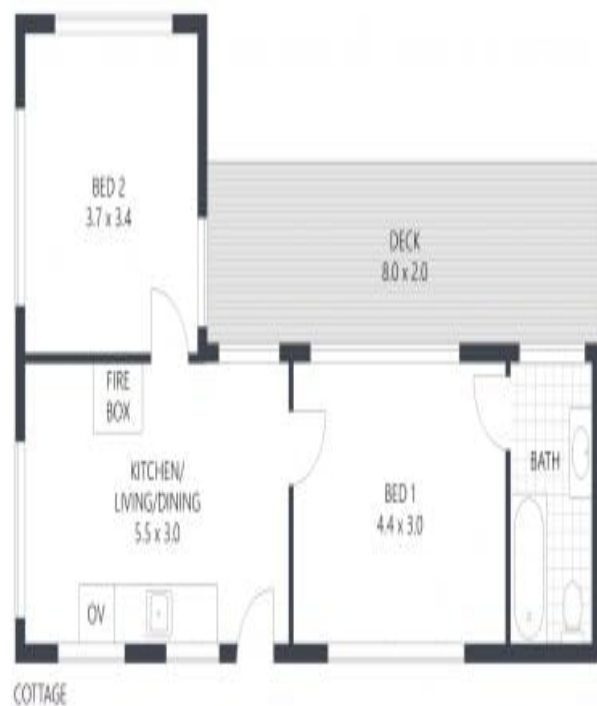
with 6 dams, and water troughs in every paddock.

The beauty of the property is enhanced by 20 acres of bush sanctuary, home to koalas, echidnas and a family of wallabies.

SOLD

Contact: Gary Van Someren
0418550049
James Aiken
0402339182
Type: House
Sold Date: 02/02/2024
Land: 120Acres
<https://www.greatoceanproperties.com.au>

5490 Great Ocean Road, **WONGARRA**



HOUSE: INTERNAL: 91m² EXTERNAL: 49m² TOTAL: 140m² **COTTAGE:** INTERNAL: 56m² EXTERNAL: 16m² TOTAL: 72m²

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
The relative of layout. Dimensions are approximate.



Wongarra, VIC
5490 Great Ocean Road