

370 Heales Road, Lara, VIC, 3212

Raine&Horne.

Acreage Semi-rural For Sale

Tuesday, 19 November 2024

370 Heales Road, Lara, VIC, 3212

Bedrooms: 4

Bathrooms: 1

Type: Acreage Semi-rural

Prime Land Opportunity in the Heart of North Geelong's Growth Corridor!

Raine & Horne Land Victoria is proud to present an exceptional opportunity with this ideally located 2-hectare (approx.) parcel of land, situated within the rapidly developing North Geelong growth corridor.

Key Property Features:

- Zoning: Rural Living Zone (with Future investigation for Employment)
- Land Size: 2 hectares (approx.)
- Existing Dwelling: 3-bedroom house and 1 bedroom granny flat, one shed appx. 100 sqm
- Proximity: Just 20 minutes (approx.) to the Geelong city centre
- 12 minutes (approx.) to Avalon Airport
- Convenient access to Melbourne and Geelong via nearby train services
- Close to Lara town centre, offering easy access to local schools, shopping, and other essential amenities
- Beach Access: Approximately 40 minutes' drive to some of the best surf beaches in Australia
- Surrounding Development: Located adjacent to major residential estates, including Austin and Coridale.
- Growth Area: This property lies within the Northern Geelong Growth Area, one of the largest urban expansion projects currently underway in regional Victoria, offering excellent future potential for investment and development.

This unique offering provides both a lifestyle opportunity and strategic investment in a rapidly evolving region. The location's strong growth prospects, coupled with its proximity to major infrastructure and services, make it an ideal prospect for those looking to capitalise on future development in this high-demand growth corridor.

For further information or to arrange a viewing, please contact:
Uttam Singh at 0430 064 928 and Andy Pandya at 0433 912 353

DISCLAIMER:

All dimensions and information provided are approximate only. The details are for general information purposes and should not be considered as representations by the vendor or agent. For an up-to-date copy of the Due Diligence Checklist, please visit: [Consumer Affairs Due Diligence Checklist](<http://www.consumer.vic.gov.au/duediligencechecklist>).