



Sold

2.73 hectare

10 Drylakes Road, Allansford

## Affordable Acreage with Huge Potential

**\*\*Expression of Interest close by 18th September 5pm if not sold prior\*\***

This property offers the fresh air and freedom of nearly seven acres, while being just minutes from Warrnambool's shops, schools, and services.

Set on 6.8 acres and zoned Rural Living, this property offers flexibility and the exciting opportunity for subdivision (STCA). It's ideal for tradespeople, hobby farmers, or animal lovers. Anyone wanting to enjoy some space now while unlocking future potential.

The land includes multiple animal shelters, perfectly suited for smaller stock or pets. With room to expand and improve, it's a great base for your country lifestyle.

The home itself is move-in ready and offers plenty of scope to renovate and add value over time. Inside you'll find three bedrooms plus a study, a central bathroom with separate toilet, and a functional kitchen. It's liveable as it is, giving you the

**Sold : Expression Of Interest: \$640,000 - \$700,000**

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flexibility to make improvements as you go. Heating includes a homely wood fire.

The property also has a two-bay garage, established trees and the power is already connected. The property is self-sufficient with domestic bore water, tank water and septic system.

If you've been searching for affordable land close to town, with room for animals and projects plus subdivision potential, 10 Dry Lakes Road is an opportunity not to be missed.