



30 Gannons Road Pennyroyal, VIC

4.5 Acres Ready for Your Rural Vision

Set across approximately 4.5 acres (approx.) of level, usable farming land, this is the kind of property that opens up a range of possibilities for those wanting space, simplicity, and a bit of fresh country air. Whether you've been thinking about running a few animals, planting out a small vineyard or olive grove, or just having room to spread out and enjoy the quiet.

The block is largely clear, fully fenced and easy to manage, making it well suited to hobby farming or weekend use without the hard work often associated with larger rural holdings. It's the sort of place where you can set things up your way over time.

While a permanent dwelling isn't permitted, there may be scope for a tiny home or similar setup (STCA), giving you a base to enjoy the land more regularly. Alternatively, it's a solid option as a longer-term land holding in a peaceful, open rural position conveniently located 7 minutes from Deans Marsh, 20 minutes from Lorne and 25 minutes to Colac.

Price: \$385,000

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