

1551 TURTONS CREEK ROAD, WOORARRA WEST, VIC, 3960



# FOR SALE

## PRIVATE BUSH BLOCK

Set within the rural landscape of South Gippsland, this approx. 1.74 ha allotment offers a rare opportunity to secure a private bush block surrounded by farmland and natural scenery. Positioned around 15 minutes from Foster and Toora townships, the property provides a peaceful escape while still remaining within reach of essential services.

The land is gently undulating and well sheltered, surrounded by established bushland. It enjoys elevated rural outlooks across surrounding grazing country, with distant views toward Wilsons Promontory on clear days.

Zoning information shows the property sits within a Farming Zone (FZ) under the South Gippsland Planning Scheme, meaning the land is primarily intended for agricultural use, rural activities, and low-intensity development, subject to council approval. Residential development is not a guaranteed use and would typically require a planning permit and compliance with rural living and environmental requirements.

This zoning supports the property's current character as a low-density rural holding, making it suitable for:

- A weekend retreat or camping base (subject to permits)
- Hobby farming or light grazing
- Conservation or lifestyle use
- Long-term land banking in a tightly held rural pocket

With its natural bush setting, privacy, and proximity to established townships, this property represents a flexible rural landholding in a scenic part of South Gippsland.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take necessary action to satisfy themselves with any pertinent matters.

0 BED | 0 BATH | 0 CAR

PRICE:  
\$175,000

OPEN FOR INSPECTION:  
N/A



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