



## 4 Bell Street, GLENTHOMPSON, VIC 3293

Affordable Land Opportunity

**1.90 hectares, 4.69 acres**

A rare opportunity to secure a substantial parcel of residential land at an accessible price point, ideal for those seeking a lifestyle block, future development potential, or a country base within easy reach of the Grampians region.

Set on approximately 1.9 hectares and comprising two separate titles and eight crown allotments, this property offers flexibility for future development or landholding options (STCA). With town water connected, the site is suited to buyers looking for space, affordability and long-term potential rather than high-density housing.

The land benefits from three street frontages, including sealed access via Bell Street, and enjoys highway exposure, offering convenience and accessibility. While Glenthompson is a quiet rural township, the property's location provides excellent connectivity to surrounding centres and lifestyle destinations.

Location highlights include:

**TYPE:** For Sale

**INTERNET ID:** 300P190809

**SALE DETAILS**

**\$175,000**

**CONTACT DETAILS**

**Hamilton**  
89 Gray Street  
Hamilton, VIC  
03 5551 6600

**Jo Frost**  
0428 585 434

- Approx. 10 minutes to Dunkeld, a popular tourist township
- Around 50 minutes to Halls Gap & the Grampians National Park
- Approx. 40 minutes to Hamilton or Ararat
- About 1 hour 15 minutes to Warrnambool or Port Fairy

This is a genuine value-driven land opportunity, appealing to buyers priced out of larger centres who still want space, flexibility and proximity to regional hubs and major tourist destinations.

For further details or to discuss the potential of this property, contact the selling agent.

- Land Area 1.9000 hectares

