



210 Harrisons Back Road, MOONAMBEL, VIC 3478

49.46 Acres of Lifestyle Freedom – Walk-In Walk-Out Opportunity with Exceptional Infrastructure

20.02 hectares, 49.46 acres

Escape to the country and embrace space, privacy and possibility with this outstanding lifestyle property set on approximately 50 acres.

Offering the perfect blend of comfort and functionality, the home features three generous bedrooms plus a dedicated study or optional fourth bedroom, ideal for growing families or those working from home. A stylishly appointed bathroom services the home, while the well-designed floorplan includes an open-plan kitchen and dining area complemented by a separate lounge room, creating multiple living zones for relaxation and entertaining.

Designed for year-round enjoyment, the enclosed entertainment space is a true highlight. Complete with a woodfire, protective blinds and direct access to the laundry, this versatile area provides the perfect setting for gatherings in any season.

Externally, the property is exceptionally well-equipped with more shedding than you could imagine, offering extensive storage and workspace options. Adding further

TYPE: For Sale

INTERNET ID: 300P191945

SALE DETAILS

\$880,000 - \$950,000

CONTACT DETAILS

Elders Ballarat
Cnr Carngham Road &
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BALLARAT, VIC
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appeal, an inventory of items is included in the sale on a walk-in, walk-out basis, allowing you to step straight into rural living with ease.

The land is well established and securely fenced throughout, featuring a sizeable primary dam complemented by a secondary dam, a gravity-fed water tank system, and an additional storage shed. This well-equipped infrastructure makes the property ideally suited to agricultural pursuits, livestock management, or simply embracing the space and freedom of a rural lifestyle.

A rare opportunity to secure a substantial lifestyle holding with all the infrastructure already in place - move in, make it your own, and enjoy the rewards of rural living.

- Land Area 20.015752 hectares
- Building Area: 155.00 square metres
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1
House Area	155.00 square metres









Internal 155m² External 475m² Total 630m² Landsize 200152m²

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4 x 1 x 2 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.