



## 213 Atterbys Road, MOORALLA, VIC 3314

Denyson - Productive farmland, quality infrastructure and breathtaking views of the Victoria Range.

**157.83 hectares, 389.99 acres**

Set across 390 acres (158 hectares) of improved mixed grazing country, Denyson offers a rare combination of productive farmland, quality infrastructure and breathtaking views of the Victoria Range in the Grampians National Park.

Positioned on a quiet no through road, this property delivers privacy, scale and an enviable rural lifestyle.

### Property Features

#### Home

- Charming and well insulated 2 bedroom stone residence
- Functional kitchen, bathroom and comfortable living spaces

**TYPE:** For Sale

**INTERNET ID:** 300P193027

### SALE DETAILS

**By Expressions of Interest**

### CONTACT DETAILS

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

**Lachy Patterson**  
0407704684

- Ideally located to capture the magnificent Grampians outlook

## Farming Infrastructure

- Quality improved pastures with a strong fertiliser history
- Nine dams, excellent internal and boundary fencing
- 40 tonne feed silo included
- Two stand woolshed with capacity for approximately 200 sheep

## Shedding & Workshop

- Substantial 3 bay 18m x 12m shed, currently fitted out as an automotive workshop
- Vendor open to negotiating the separate sale of existing workshop infrastructure, including:

• Hoists

• Fully operational IR spray booth

• Mill, lathes, drills

• Two air compressors with air lines throughout

• Additional features include a mezzanine floor with shelving, separate toilet and shower, and a wood heater

- Alternatively shed will be stripped of existing equipment and sold as a standard concrete floored workshop/garage.

## Location

- 10 minutes to Cavendish
- 35 minutes to Hamilton
- Peaceful rural setting with uninterrupted mountain views

## Sale Details

For sale by Expressions of Interest, closing Monday 30 March 2026 at 1.00pm.  
Inspections are strictly by appointment only.

For further information, please contact Lachy Patterson on 0407 704 684.

- Land Area 157.8274 hectares
- Bedrooms: 2
- Bathrooms: 1

## HOMESTEAD

Bedrooms	2
Bathrooms	1













