



Bellicourt Road, DUNKELD, VIC 3294

Flexible Rural Holding with Grampians Outlook & Commercial Potential

0.81 hectares, 2.00 acres

Set on approximately 8,060m² (2 acres) just three minutes from the heart of Dunkeld, this Farming-zoned allotment presents a unique opportunity for buyers seeking space, flexibility and future potential in a tightly held regional setting.

Positioned on a corner allotment offering dual access, the block offers a relatively flat and usable landscape, complemented by established red gum trees and views toward the Grampians ranges. Surrounded by farmland, the setting delivers a sense of openness while remaining conveniently close to township amenities.

While the zoning does not permit residential development, the property opens the door to a range of alternative uses (STCA), making it an appealing option for business operators, investors or those seeking a rural base.

Potential Uses Include:

(No Permit Required)

- Primary production sales

TYPE: For Sale

INTERNET ID: 300P195048

SALE DETAILS

\$235,000

CONTACT DETAILS

Hamilton
89 Gray Street
Hamilton, VIC
03 5551 6600

Jo Frost
0428 585 434

- Rural store

(Permit Required)

- Camping or caravan-style accommodation
- Group accommodation
- Landscape or garden supplies
- Market or trade-based operations
- Sawmill or warehouse use
- Trade and storage facilities

Whether you're looking to establish a small-scale rural enterprise, secure additional space for storage and operations, or create a private weekend retreat, this versatile parcel offers a practical and affordable entry into the Dunkeld region.

Key Features:

- 8,060m² (approx. 2 acres) Farming Zone
- Corner allotment for potential dual access
- Established red gum trees
- Flat usable land
- Distant Grampians views
- Close proximity to Dunkeld township (approx. 3 minutes)

A rare opportunity to secure a flexible landholding with multiple pathways for use in a sought-after regional location.

- Land Area 8,093.71 square metres



