



## 827 Bundol Road, VICTORIA VALLEY, VIC 3294

Country Lifestyle with Spectacular Grampians Views

**42.45 hectares, 104.89 acres**

Escape to the peace and beauty of Victoria Valley with this picturesque 105 acre lifestyle property, perfectly positioned just 20 minutes from Hamilton and only 10 minutes from the charming township of Dunkeld.

Framed by breathtaking views of the Grampians' Serra and Victoria Ranges, this is an exceptional opportunity to embrace country living while adding your own vision and value.

Set amongst a scenic rural landscape, the property features a classic three bedroom weatherboard home ready for a new lease on life. A true renovator's delight, the home offers the perfect foundation to create your dream country retreat or comfortable family residence.

The land is well suited to hobby farming, grazing livestock, or simply enjoying the space and tranquillity that this sought-after location provides.

**TYPE:** For Sale

**INTERNET ID:** 300P198462

**SALE DETAILS**

**\$650,000**

**CONTACT DETAILS**

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

**Dion McFarlane**  
0428 598 354

A range of practical farm improvements enhances the property's versatility, making it an attractive option for lifestyle buyers and those seeking a manageable rural holding.

#### Property Features

- Approximately 105 acres of productive grazing land
- Stunning views to the Grampians
- Three bedroom weatherboard home with renovation potential
- Traditional two stand woolshed
- High access machinery shed
- Open fronted garage
- Bore with windmill
- Peaceful rural setting in highly regarded Victoria Valley
- Just 10 minutes to Dunkeld and 20 minutes to Hamilton

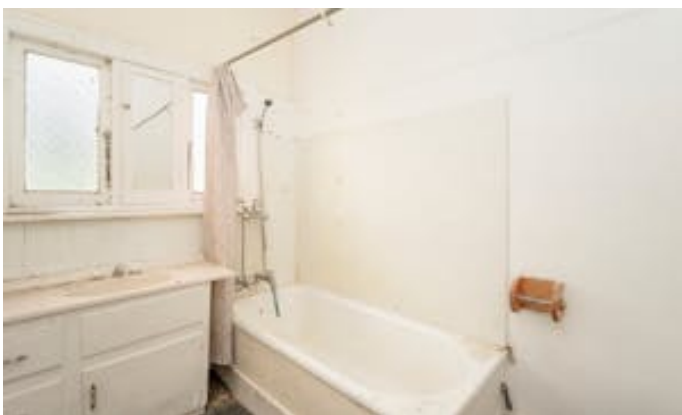
Whether you're searching for a weekend escape, a lifestyle change, or a rural property with endless potential, this idyllic Victoria Valley holding offers the rare combination of location, scenery, and opportunity.

Bring your vision and unlock the possibilities in one of Western Victoria's most picturesque farming districts.

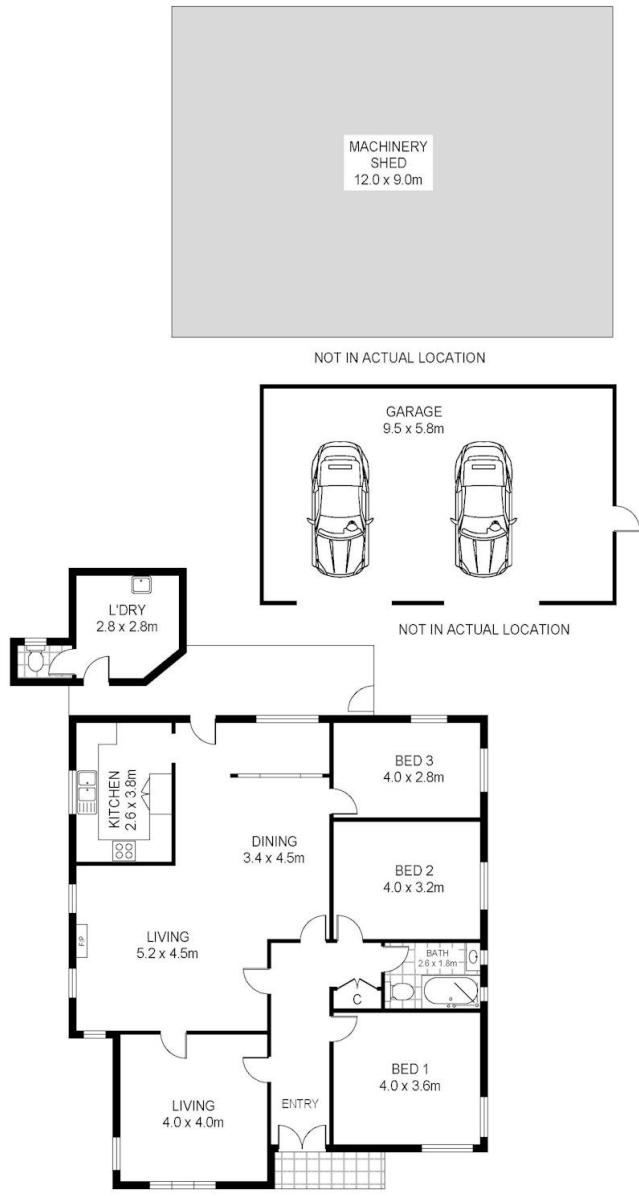
- Land Area 42.45 hectares
- Bedrooms: 3
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>1</b>







Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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