



## CA 77 and Picnic Road, ARARAT, VIC 3377

Perfect weekender or agistment block

**0.96 hectares, 2.37 acres**

Set at the foothills of One Tree Hill, this expansive approx. 9,608 sqm block offers the perfect balance of seclusion and convenience, located just around 5 minutes from the city centre. Positioned close to the Chalambur Golf and Bowls Club and popular walking tracks, the property provides an ideal lifestyle setting.

Enjoy elevated views from the rear of the block, adding to its natural appeal. Suitable for a range of uses including camping, horse riding, or agistment, this is a versatile parcel of land with plenty of potential.

Prospective buyers should make their own enquiries with the local council regarding the possibility of building on the property.

Contact the selling agents today to arrange further details.

- Land Area 9,608.00 square metres

**TYPE:** For Sale

**INTERNET ID:** 64P0289

**SALE DETAILS**

**\$150,000 - \$165,000**

**CONTACT DETAILS**

**Ararat**  
167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Elders Real Estate Ararat**



