



CA 54J Moyston-Dunkeld Road, MOYSTON, VIC 3377

'Koora' Idyllic Bush Retreat Close to the Grampians

Welcome to 'Koora', a truly special lifestyle property tucked away in the heart of Moyston, just 15 minutes from Ararat, 25 minutes to Halls Gap and around two and a half hours from Melbourne. Set on eight acres of peaceful native bushland, this is the kind of place where you can really slow down, breathe deeply and reconnect with nature. Surrounded by a seasonal creek, wildflowers, and abundant bird and wildlife, Koora offers complete privacy and a sense of serenity that's hard to come by.

As you arrive via the long, all-weather gravel driveway, the property reveals itself gradually and beautifully. Nestled gently into the natural surrounds is a recently completed one-bedroom home, designed to sit in harmony with the bush setting. Built to BAL 29 standard, it features James Hardie Axon cladding and has been set up entirely off-grid, with a new 3.6kW solar system, 5kW battery, 10,000-litre rainwater tank, and a septic system. Whether you're looking to embrace a sustainable lifestyle or simply enjoy the benefits of low-impact living, this home makes it easy.

Inside, the space has been thoughtfully designed with a warm, natural aesthetic. Plywood walls and ceilings pair beautifully with vinyl plank flooring, creating a clean but earthy feel. The kitchenette is practical and compact, while the main living and sleeping area is full of light and features a slow combustion wood heater, perfect for those crisp Grampians evenings. A sliding door opens onto the generous undercover deck where

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 64P0382

SALE DETAILS

\$397,500

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

Michael Fratin

0409 184 572

you can sit and take in the sounds of the bush and views across the native garden, complete with a calming water feature.

The bathroom is surprisingly spacious and filled with light thanks to a large picture window that frames the trees outside. It includes a shower, toilet and vanity, and the laundry is accessed from the rear of the home.

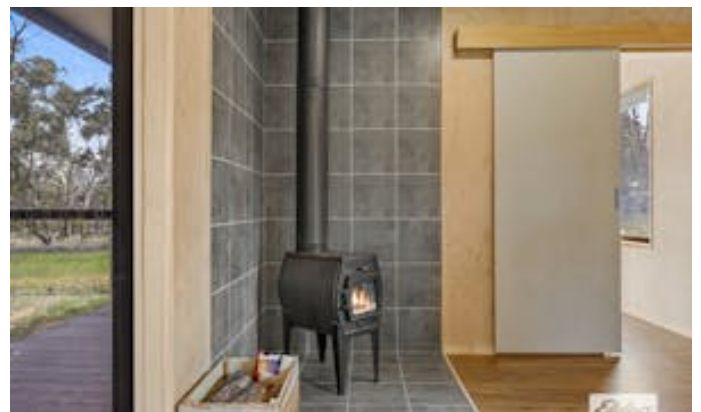
Outside, there's a wood shed and storage shed along with an extra 3,000-litre water tank. A rustic firepit area with bench seating offers the perfect spot to unwind with a drink at the end of the day or share stories under the stars.

Koora is full of potential. Whether you're dreaming of a full-time tree change, a quiet weekend escape or a unique Airbnb offering, this property offers a rare combination of seclusion, character and practicality - all just a stone's throw from some of Victoria's most beautiful natural attractions.

This is a chance to own something truly special. Get in touch with the selling agent today to arrange your inspection.

Other features: Area Views, Bush Retreat

- Land Area 8 acres
- Bedrooms: 1
- Bathrooms: 1

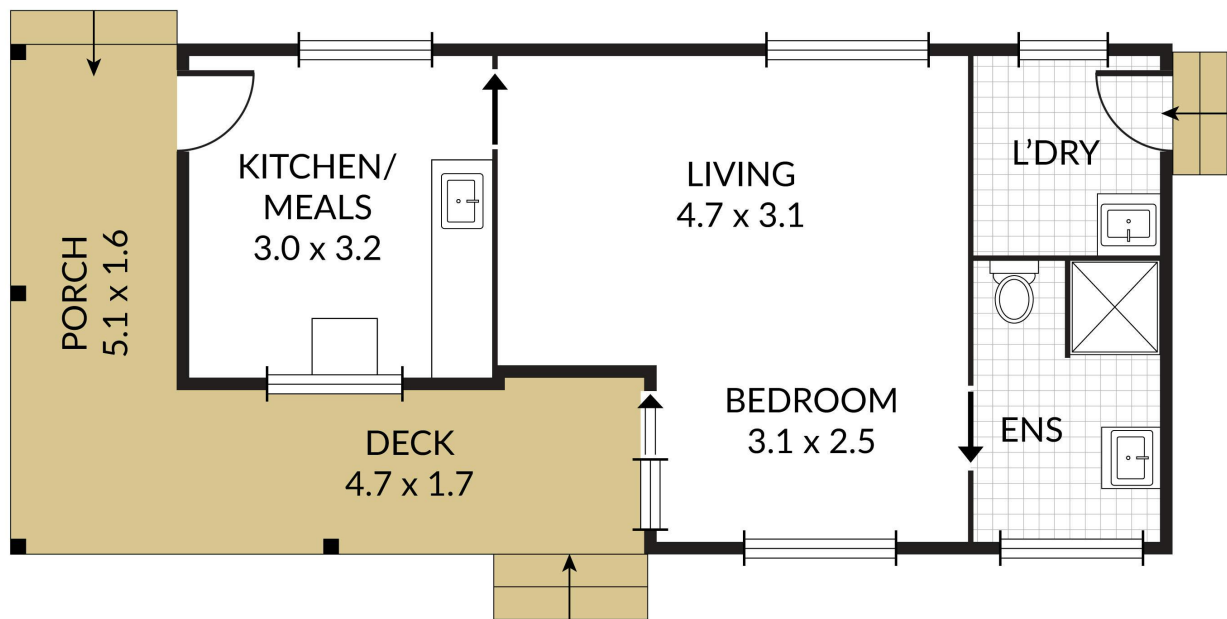






Internal 40m² External 17m² Total 57m²Lot 54J, Moyston-Dunkeld Road, **Moyston**

1 x 1 x



Elders

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