



Lot 11 Mount William Picnic Ground Road, MOYSTON, VIC 3377

192 Acre lifestyle Opportunity - Close to Grampians

77.70 hectares, 192.00 acres

Nestled within the tightly held Moyston region on the eastern fringe of Victoria's iconic Grampians mountain range, this attractive 192-acre lifestyle property offers a rare opportunity to secure your own slice of native bushland paradise.

Comprising light sandy soils with pockets of open native pasture, the property is predominantly covered by dense natural vegetation, creating a private and tranquil setting rich in birdlife, wildlife, and native flora. Surrounded by the beauty of the Grampians, this is an ideal escape for those seeking peace, space, and a connection to nature.

A modest weekender setup includes an older transportable cabin with an undercover area and open brick fireplace, perfect for weekend stays, camping, or simply enjoying the serenity of the landscape. An open bay machinery shed adds further practicality to the property.

With mains water connected via GWM Water and excellent proximity to Ararat, Ballarat,

TYPE: For Sale

INTERNET ID: 64P0442

SALE DETAILS

EOI Closing 30th April

CONTACT DETAILS

Ararat

167 Barkly Street

ARARAT, VIC

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Michael Fratin

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Melbourne, and the renowned Grampians wine region, the location offers both convenience and lifestyle appeal. Positioned along a major tourist route to Halls Gap, the property also presents exciting potential for tourism ventures, boutique accommodation, or carefully planned home sites (STCA).

Whether you're looking for a weekend retreat, a nature-based investment, or a long-term lifestyle opportunity, this pristine holding captures the essence of the Grampians region, complete with nearby waterfalls, walking trails, and breathtaking natural scenery.

For Sale By Expressions Of Interest closing April 30 at 4pm (Unless sold prior)

- Land Area 77.699643 hectares





