



321 Wilde Lane, MOYSTON, VIC 3377

Spacious, Stylish & Serene: Your Country Haven Awaits

Set on a peaceful 5.7 acre (approx.) lifestyle property, this beautifully renovated Moyston home captures the very essence of country living - where open skies, wildlife visitors, and modern comfort come together in perfect harmony.

Positioned on an elevated rise, and enjoying lovely views across the landscape, the home radiates warmth, comfort, and calm from the moment you arrive. Every detail has been thoughtfully improved - freshly painted inside and out, new flooring, and stylish updates that make the home feel both fresh and timeless.

The heart of the home is the inviting family room, complete with wood heater and a charming Smederevac woodfire stove that can cook and warm at once - creating a cozy, homely atmosphere through the cooler months. The modern kitchen features Diamond Gloss Laminex benchtops, lift-up cabinetry, glass splash backs, and stainless-steel electric appliances, while the adjoining dining area glows under pendant lighting, making everyday meals a joy.

The split-level layout enhances the sense of space and separation, with a generous master suite that boasts direct access to the outdoors, a walk-in robe, and a stylish ensuite featuring a his-and-hers stone-topped vanity and floor-to-ceiling tiles. A second

TYPE: For Sale

INTERNET ID: 64P3416

SALE DETAILS

\$650,000

CONTACT DETAILS

Ararat

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ARARAT, VIC
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Linda Fry

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living area provides versatile space for relaxation, a kids' retreat, or a home office. Meanwhile, the remaining two bedrooms are conveniently positioned near the family bathroom and laundry, ensuring daily living is practical and effortless.

Outside, the property offers a lifestyle of ease and possibility - with a large renovated shed (6.6 m x 7 m), extra storage shed, wood shed, and brand-new farm fencing surrounding the property. There's a dam (recently expanded and repaired), vegetable garden, orchard, and fenced sheep paddock, ideal for those seeking a self-sufficient lifestyle.

Energy efficiency and sustainability are at the heart of this property, with new 6.6 kW solar panels and a 10 kW battery system providing excellent energy independence, complemented by mains electricity for added reliability. Three large water tanks (a combined 50,000 gallons) further enhance the home's self-sufficiency, keeping running costs low and living in harmony with the environment.

Perfectly positioned between Ararat and Halls Gap, Moyston offers a peaceful, community-minded lifestyle surrounded by the natural beauty of western Victoria. This charming rural township sits at the gateway to the Grampians National Park, where you can explore hiking trails, waterfalls, native wildlife, and breathtaking mountain vistas - all just minutes from home. It's a place where the pace slows, the air feels cleaner, and weekends are spent reconnecting with nature and with each other.

Set just 2 km from Moyston Primary School and a short drive from Ararat's town centre, this home offers the best of both worlds - country serenity with modern convenience close at hand.

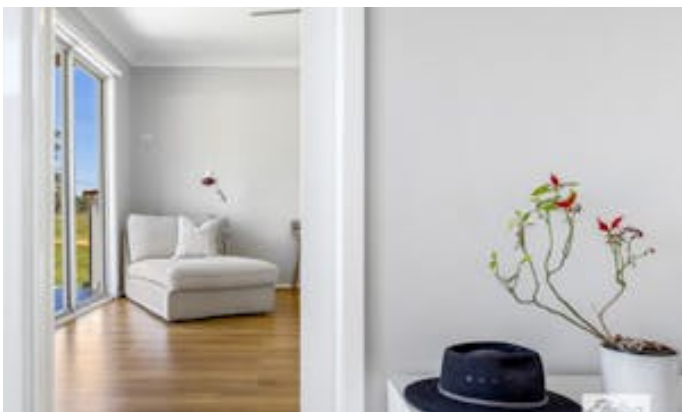
Whether you're dreaming of a tree change, a peaceful retreat, or a place where your family can truly spread out and thrive, 321 Wilde Lane delivers an inspiring lifestyle opportunity in one of the most naturally beautiful pockets of Victoria.

Opportunities like this don't stay on the market for long - contact Linda Fry today to arrange your private inspection and experience the lifestyle for yourself.

Other features: Area Views, Bush Retreat

- Land Area 5.7 acres
- Building Area: 167.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1
- Ensuite



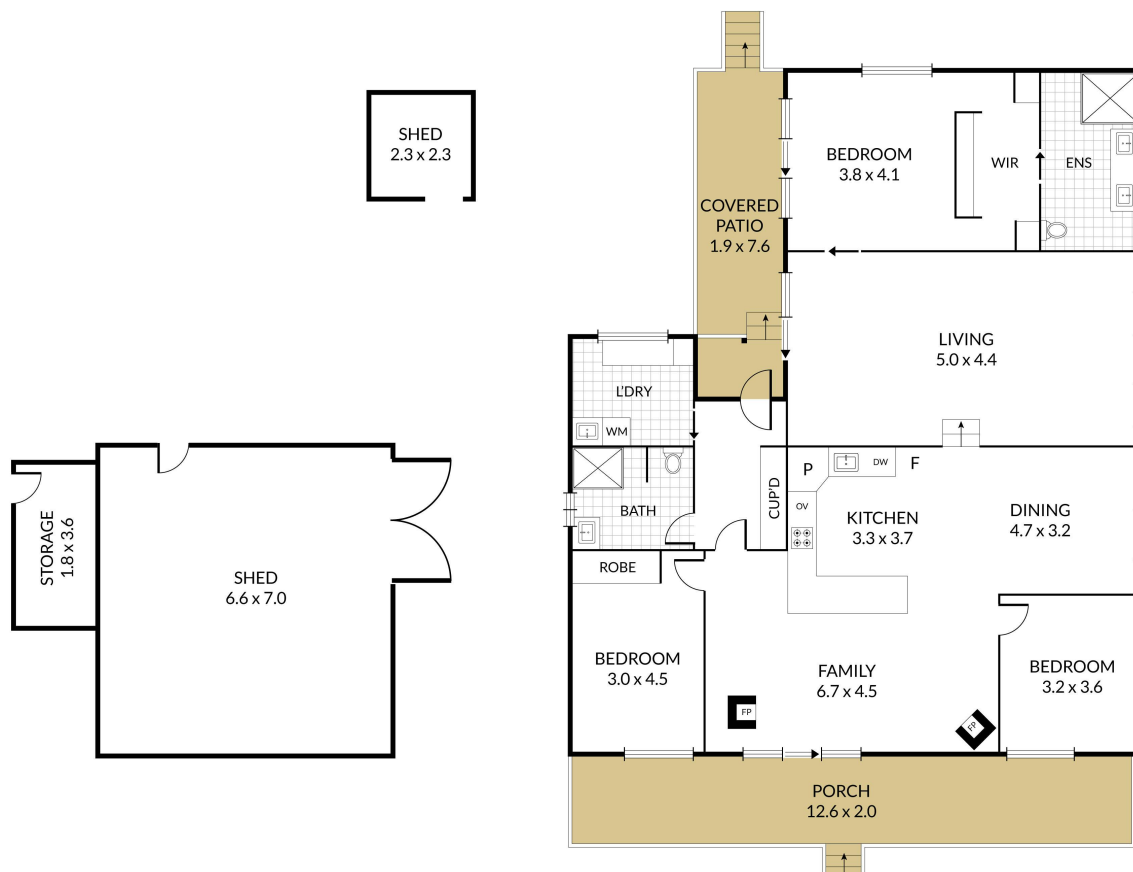






Internal 167m² External 97m² Total 264m²321 Wilde Lane, **Moyston**

3 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.