



300 Waterhole Road, POMONAL, VIC 3381

Unique Lifestyle Opportunity – 465 Acres on the Edge of the Grampians

188.18 hectares, 464.99 acres

Elders Real Estate is proud to present a rare and truly special opportunity to secure an incredible lifestyle property on the doorstep of the Grampians National Park. Set across an expansive 465 acres of natural beauty, this remarkable holding offers privacy, serenity, and breathtaking views, all just a short distance from one of Victoria's most iconic tourist destinations.

The property is a sanctuary of native bushland, home to vibrant wildflowers, abundant birdlife, and a wide array of native mammals and wildlife. With the Grampians as your constant backdrop, it's a place where you can live in harmony with nature, unwind from the fast pace of everyday life, or take advantage of the thriving eco-tourism potential. Several cleared areas provide perfect spaces for tiny homes or off-grid retreats, and with excellent water security including a large dam and two bores - one of which comes with a commercial licence - the property is also primed for a market garden, small-scale farming, or a unique farm gate enterprise.

At the heart of the property sits a stunning, recently built (2023) home by Swanbuild, designed with both comfort and functionality in mind. Spanning 26 squares of living and

TYPE: For Sale

INTERNET ID: 64P4113

SALE DETAILS

**Expressions Of Interest
Closing 17th Sept**

CONTACT DETAILS

Ararat

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34 squares under roof, the home blends a modern rural aesthetic with all the features you'd expect for contemporary living. Soaring 2.7 metre ceilings and large double-glazed windows allow natural light to flood in and frame the spectacular views from every room. The layout is currently configured with six bedrooms and a spacious open-plan living area, although it has been cleverly designed to easily convert into four or five bedrooms with two separate living zones, depending on your lifestyle needs.

The kitchen is both stylish and practical, featuring a walk-in pantry, 900mm oven and gas cooktop, while the adjoining living space is warmed by a wood heater and cooled by a reverse cycle split system. The main bathroom has been designed with families in mind, offering a generous layout with a full-sized bath and vanity. At one end of the home, the luxurious master suite offers a peaceful retreat, with expansive windows looking out to the mountains, a dedicated office or reading nook, a walk-in robe, and a beautiful ensuite complete with freestanding bath and walk-in shower, the perfect place to unwind.

Step outside and you'll find an inviting undercover alfresco area, ideal for entertaining or simply soaking in the stunning surrounds while watching the kids or pets play in the backyard. There's also ample infrastructure in place, including a 110,000-litre water tank, sundry shedding, a steel garage, a workshop, and a shipping container for extra storage.

The land itself is a mix of mostly native bush and a number of open, cleared spaces that offer further potential for development (STCA). Previously used as sites for tiny homes, these areas offer unparalleled peace, privacy and views, making them ideal for future ventures in accommodation or retreat-style living.

This is more than just a property - it's a rare chance to own a slice of Victoria's natural beauty, with the comfort of a modern home and the flexibility to pursue a wide range of lifestyle or business opportunities. Whether you're dreaming of a peaceful family escape, an eco-tourism venture, or a self-sufficient rural lifestyle, this property delivers it all.

To be offered for Sale by Expression Of Interest Closing 4pm Wednesday 17th September 2025 (If Not Sold Prior)

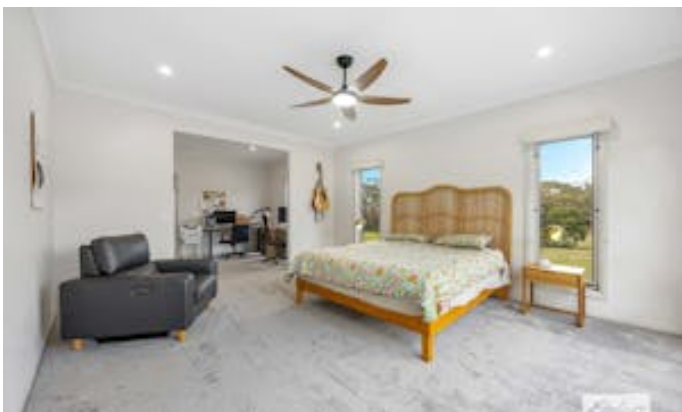
- Land Area 188.178824 hectares
- Bedrooms: 6
- Bathrooms: 3



HOMESTEAD

Bedrooms	6
Bathrooms	3







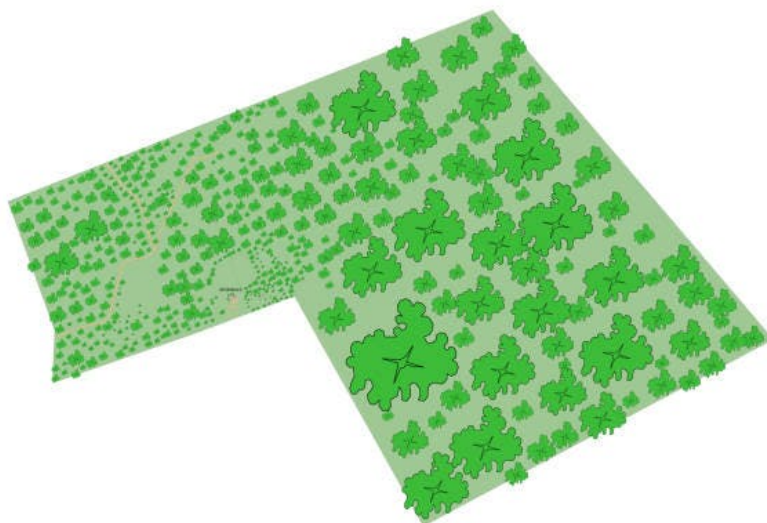


Internal 241m² External 77m² Total 318m² Land Size 1934397m²

300 Waterhole Road, **Pomonal**



6 x 2 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.