



83-85 Railway Road, GREAT WESTERN, VIC 3374

Charming Country Retreat in the Heart of Great Western Wine Country

Set in the heart of the picturesque wine village of Great Western, this charming two-bedroom home offers the perfect blend of country serenity and modern convenience. Just a smooth 2.5-hour drive from Melbourne via the Western Highway, it's an ideal weekend retreat or a permanent tree change opportunity with everything in place for relaxed, low-maintenance living.

The home is nestled on a generous allotment of approximately 2,443 square metres with a 40-metre frontage, providing a wonderful sense of space and privacy. With a tranquil semi-rural outlook across bushland and distant vineyards, the setting is peaceful and inspiring - a true escape from the everyday. There's even the potential to subdivide or build a second dwelling (STCA), making it a flexible option for extended family living, short-stay accommodation or future investment.

Inside, the home features open-plan living and dining that flows into a compact yet functional kitchen fitted with a gas cooktop. The living space adjoins this area and is fitted with reverse-cycle heating and cooling. The main bedroom features built-in robes and direct access to a spacious bathroom complete with an oversized shower, vanity and toilet, while a second toilet is conveniently located in the laundry - a thoughtful and practical addition. Natural light pours in through a large bay window in the spacious second bedroom, which also includes a wall-mounted air conditioner for comfort year-round.

TYPE: For Sale

INTERNET ID: 64P4352

SALE DETAILS

\$299,500

CONTACT DETAILS

Ararat

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Outside, the home continues to impress with established trees offering natural shade, two water tanks, and a substantial 10m x 7m (approx.) powered shed that's ideal for storage, hobbies or even a workshop. Rear lane access adds another layer of convenience, and with plenty of room for parking caravans, trailers or hosting family and friends, it's a property designed to enjoy.

Neatly presented and ready to move in, this home offers a rare combination of charm, space and opportunity in one of the Grampians' most desirable wine regions. Whether you're searching for your country escape or your next smart investment, this is a must-inspect property.

- Land Area 2,443.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 2







Internal 65m² External 10m² Total 75m²83-85 Railway Road, **Great Western**2 x  1 x  4 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.