



15 Western View Road, GREAT WESTERN, VIC 3374

3 Level 4 bedroom brick veneer home and a 2 bedroom cottage with views to the Black Ranges and Grampians

4.86 hectares, 12.00 acres

What a rare opportunity to secure a flexible and extraordinary lifestyle property set on approximately 12 acres, just minutes from the heart of the renowned wine village of Great Western. Owned and lovingly maintained by the same family for 35 years, this remarkable property offers endless possibilities for extended families, hobby farmers, entertainers, or those seeking a tranquil country escape.

Main Residence Features:

Multi-level home offering space and functionality

Lower level: 2 bedrooms with built-in robes and a central bathroom with shower over bath. Middle level: Main bedroom with ensuite and B.I.R., plus a 4th bedroom also with B.I.R. Upper level: Light-filled living and dining area with wood heating, Evap A/C an updated kitchen with gas cooktop and combustion oven, and stunning elevated views of the surrounding landscape

Additional downstairs living area â## ideal as a rumpus, office, or kids' retreat

TYPE: For Sale

INTERNET ID: 64P4402

SALE DETAILS

\$750,000 - \$800,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

David Jennings
0417 371 872

External Features:

Expansive deck and wraparound verandah with spectacular rural views, double carport, 3 water tanks, plus a large dam, powered shed and garden shed, round yard â## ideal for horse or livestock enthusiasts

Self-Contained Cottage:

Charming 2-bedroom corrugated iron cottage with open-plan living with wood heating and a well-equipped kitchen with gas cooktop and oven and bathroom with a shower over the bath. Ideal for guests, teenagers, or as a potential Airbnb income stream (STCA)

This is more than a home â## it's a lifestyle. Whether you're looking to raise a family in the country, create your dream retreat, or invest in a versatile rural property, this one ticks all the boxes.

Don't miss this extraordinary opportunity â## contact the selling agents today to arrange your private inspection.

- Land Area 4.856228 hectares
- Bedrooms: 6
- Bathrooms: 3

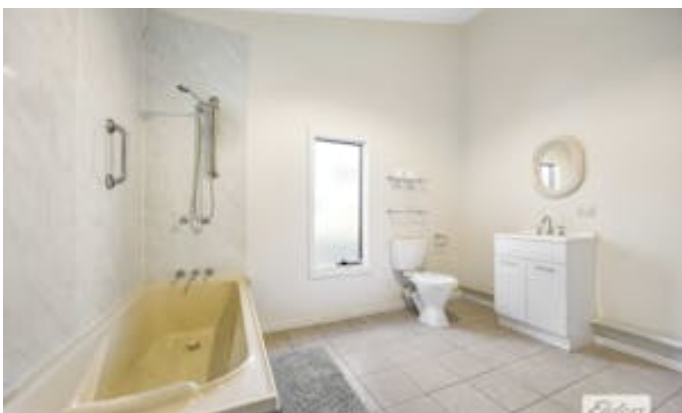


HOMESTEAD

Bedrooms	6
Bathrooms	3









Internal 246m² External 210m² Total 456m² Land Size 48000m²15 Western View Road, **Great Western**6 x  3 x  4 x 

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