



552 Spring Flat Road, CROWLANDS, VIC 3377

Picturesque 255 Acre Lifestyle Property – Only 2.5 Hours from Melbourne

103.19 hectares, 254.99 acres

Positioned approximately 2.5 hours north-west of Melbourne and just a short 20 minute drive from Ararat, this exceptional 255 acre property offers the perfect blend of natural beauty, seclusion, and future potential. With a mix of rolling grazing land, established stands of trees, and dramatic rising hill country, this is a rare opportunity to secure a truly picturesque slice of regional Victoria.

An elevated campsite with a rustic hut provides breathtaking views across the surrounding ranges, making it the perfect spot to relax, unwind, and take in the serenity. The land is currently fenced into one large paddock and features a dam providing water for stock. An abundance of firewood is available on the property, and the varied landscape offers not only grazing opportunities but also the potential for recreational use, nature walks, and more.

Zoned Rural Conservation, the property may lend itself to the development of a permanent dwelling (STCA), with numerous potential home sites that capture the sweeping vistas of the surrounding hills. Whether you're looking for a weekend getaway, a hobby farm, or a long-term lifestyle investment, this unique holding is

TYPE: For Sale

INTERNET ID: 64P4517

SALE DETAILS

\$395,000

CONTACT DETAILS

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brimming with possibilities.

Located close to many of the region's major attractions and set within one of Victoria's most scenic rural pockets, this is a rare chance to embrace space, privacy, and the freedom of the country â## all within easy reach of the city.

- Land Area 103.194839 hectares





