



## 74-78 High Road, HALLS GAP, VIC 3381

Prime Halls Gap Land with Views, Permits & Potential

**1.71 hectares, 4.23 acres**

Located on High Road between Halls Gap and Lake Bellfield, this exceptional 4.32-acre (approx.) property sits directly below Halls Gap's most iconic lookout, The Pinnacle, and presents a rare opportunity to secure land of this calibre.

The property offers the perfect balance of cleared land ready for construction and established native bushland backing directly onto the Grampians National Park. The current vendor has obtained a Planning Permit for the use and development of a single dwelling, and the site is well prepared for you to build your dream home (STCA).

This is undoubtedly one of the most enviable building sites in Halls Gap, boasting some of the most spectacular views imaginable across the surrounding ranges.

Set across two titles and zoned Residential 1 and Rural Conservation, the land has water, sewerage, and power available, providing both convenience and flexibility.

**TYPE:** For Sale

**INTERNET ID:** 64P4708

**SALE DETAILS**

**\$449,000**

**CONTACT DETAILS**

**Ararat**  
167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Michael Fratin**  
0409 184 572

With more people making the move to the country, this property represents an outstanding lifestyle opportunity. Beyond a private residence, there is also potential for holiday accommodation (STCA) in one of Victoria's premier tourist destinations.

A truly unique offering combining location, views, and future potential.

- Land Area 4.2300 acres





