



44 Valley Drive, HALLS GAP, VIC 3381

'Aspect Villas' Boutique Luxury Accommodation Investment

High-Performing Luxury Accommodation Investment ### Grampians Region

An exceptional opportunity to secure a premium boutique accommodation investment in one of Victoria's most sought-after tourism destinations. Set on over one acre in a tranquil valley floor setting, there are 2 x architecturally inspired one-bedroom luxury villas positioned to maximise privacy while capturing breathtaking, uninterrupted views of the Grampians mountain ranges.

Purpose-built for the high-end couples retreat market, the villas enjoy strong demand from both domestic and international visitors seeking premium nature-based accommodation. The property combines a peaceful bushland environment with the convenience of being within easy walking distance to the town centre, local brewery, restaurants and scenic walking trails.

Thoughtfully designed and finished to the standard expected of luxury accommodation, the villas feature striking Colorbond and sandstone exteriors that blend seamlessly with the natural landscape. Native wildlife frequently visits the property, enhancing the unique guest experience that keeps occupancy consistently strong.

TYPE: For Sale

INTERNET ID: 64P4739

SALE DETAILS

**\$1,650,000 -
\$1,780,000**

CONTACT DETAILS

Ararat
167 Barkly Street
ARARAT, VIC
03 5352 4338

Michael Fratin
0409 184 572

Each villa features an identical split-level design with dramatic floor-to-ceiling windows framing panoramic mountain views. Interiors offer a warm and sophisticated atmosphere with hardwood floors, open-plan living, and a raised sleeping area designed to maximise space and outlook.

Villa Features

- * Expansive floor-to-ceiling windows with mountain views
- * Designer kitchen with stone benchtops
- * Cosy gas log fireplace with stone hearth and surround
- * Split-system heating and cooling
- * Luxurious ensuite with double vanity and oversized double-head shower
- * Large oval spa positioned to enjoy bushland and mountain views

The property is offered walk-in, walk-out, including high-quality furnishings, premium fittings, and established operational systems, allowing a seamless transition for new owners.

Investment Highlights

- * Established boutique luxury accommodation business
- * Approx. 13% gross return on investment
- * Strong occupancy driven by the thriving Grampians tourism market
- * Self-contained villas appealing to the premium couples market
- * Low-maintenance buildings and landscaped grounds
- * Simple remote management through online booking platforms
- * Reliable long-term cleaners willing to continue with new owners
- * Highly desirable location within walking distance to town amenities

This is a rare opportunity to acquire a high-yield lifestyle investment in one of Victoria's premier nature-based tourism destinations, combining strong returns with long-term growth potential.

Enquire today to receive further information on financial performance, occupancy rates, and future growth opportunities.

- Land Area 4,302.00 square metres
- Bedrooms: 2
- Bathrooms: 2







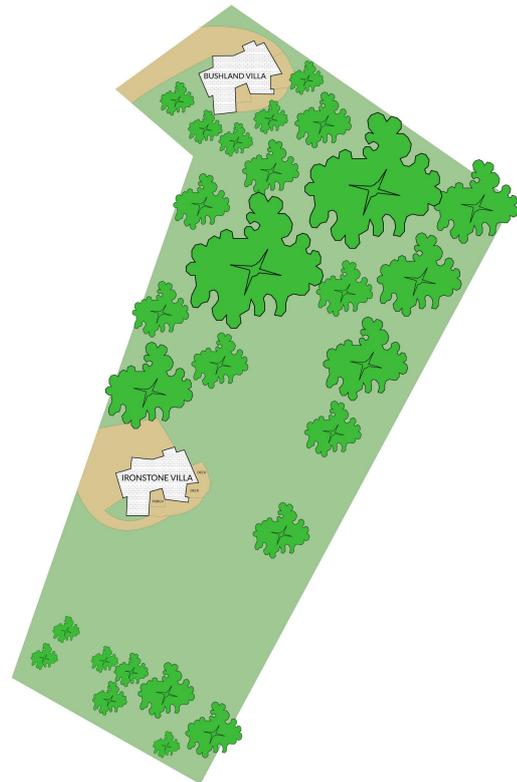
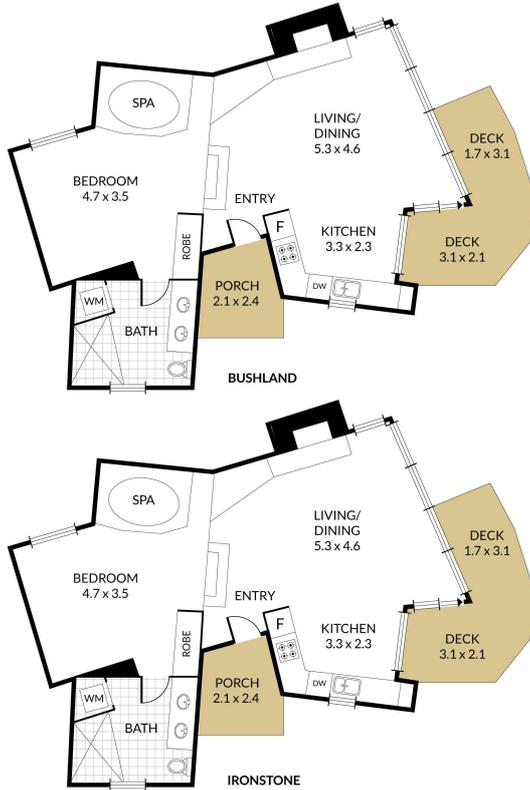


Internal 60m² External 4241m² Land Size 4301m²

44 Valley Drive, **Halls Gap**



2 x 2 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.