



## Deenicull Creek Road, CATHCART, VIC 3377

36 Acres - Picturesque And Only Minutes To Town

**14.57 hectares, 36.00 acres**

Perfectly positioned just 5 kilometres from the Ararat town centre along the scenic Araratâ##Halls Gap Road, this exceptional lifestyle allotment offers the ideal blend of privacy, natural beauty, and rural convenience. Set on the corner of Deenicull Creek Road and Russells Road and adjoining the Cathcart Recreation Reserve, the property enjoys a peaceful setting surrounded by quality farmland and established lifestyle holdings.

Comprising approximately 36 acres across two separate titles, the land features a wonderful mix of native bushland, open clearings, and gently undulating terrain, creating a picturesque backdrop for those seeking space, serenity, and future potential. With mains water running past the property and several outstanding elevated home sites available (STCA), this is an exciting opportunity to create your dream country retreat.

Enjoy an abundance of native wildlife, tranquil surrounds, and sweeping views toward the Mount Ararat ranges, all while being within easy reach of Ararat's amenities. The renowned wineries, walking trails, and natural attractions of Halls Gap and the

**TYPE:** For Sale

**INTERNET ID:** 64P4888

**SALE DETAILS**

**\$299,500**

**CONTACT DETAILS**

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

**Michael Fratin**  
0409 184 572

Grampians National Park are also only a short drive away, making this a superb lifestyle escape or future home site.

Approximately 14.816 hectares (36 acres)

Two separate titles

Undulating land with private bushland surrounds

Multiple secluded potential home sites (STCA)

Mains water available nearby

Dam plus seasonal creek

Excellent lifestyle location close to Ararat and the Grampians

- Land Area 14.568683 hectares

