

18 Bank Road, Warrak, Vic 3377

b **buymyplace**

Sold Residential Land

Monday, 29 January 2024

18 Bank Road, Warrak, Vic 3377

Area: 1 m2

Type: Residential Land



buymy place
1300289697

\$157,500

Phone Enquiry ID: 225702 When was the last time you just sat back, took a deep breath and relaxed. Reward yourself and your family and invest in an iconic piece of Australian landscape. This is a rare opportunity to enjoy your own private bush block of 1.045 hectares (2.5 acres) tucked away at the foothills of Mt Langhi Ghiran. The block is located on a quiet, well-maintained no-through gravel road. The property features clear grassy areas ideal for camping as well as stands of Yellow Box, Black Wattle and Victorian Ash. You will also find patches of Pink Heath, Sundew plants and Nodding Greenhood Orchids. As the owners of this unique lifestyle block for more than 30 years, we have fond memories of many camping trips with friends and family around the campfire while also enjoying bonfires and firewood collecting. We have taken many bush walks in the adjacent Langi Ghiran State Park on the tracks through the open forest scattered with granite boulders. The front of the property features a charming dam which receives natural water catchment from the adjacent valley. The landscape gently rises to a benched-out level area at the rear of the block suitable for a shed, dwelling (STCA) or caravan. The property has been recently re-fenced on 2/3 boundaries with ring-lock wire fencing and treated pine posts. One hundred metres down the road is the start of the Lagoon Track providing access to Hidden Lagoon as well as numerous walking and mountain biking tracks in Langi Ghiran State Park. The summit of Mt Langi Ghiran provides beautiful views of Mt Buangor, Mt Cole, Mt Gorrin and the Grampians. Langi Ghiran is Lar-ne-jeering, 'Home of the Yellow-tailed Black Cockatoos' in the language of the Djab Wurrung people. Ancient rock art and a rock shelter found along the 1.8km Langi Ghiran art walking track is a testament to the Traditional Owners' long history and enduring connection to Country. The Mt Langi Ghiran Vineyard is just a 10-minute drive away and is the ideal place to enjoy wine tasting of some of the best Shiraz produced in Australia. The property is 20 minutes' drive to Ararat, one hours' drive to Ballarat and 2 hours' drive to Melbourne. Please contact Kerry to discuss this unique opportunity to own your own piece of Australian bush paradise.