

Lot 13, Moliagul Drive, Moliagul, Vic 3472

Residential Land For Sale

Saturday, 11 May 2024



Lot 13, Moliagul Drive, Moliagul, Vic 3472

Area: 79000 m2

Type: Residential Land



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\$280,000

Situated in a most sought-after location along the highly prized area of Moliagul Drive, Moliagul, we find this secluded 20-acre allotment. This is an ideal weekend escape property offering all you could possibly want to ensure that your precious downtime is fulfilling, memorable and always wanting more. Occupying an elevated position with views across the lower fields to the south-southeast, you could be witness to the most amazing sunrises year-round and sunsets in the high summer. Just fabulous! The land is undulating with elevations affording great views, then down to the clearings that are just perfect for your weekend camping site. The property is best described as a 'bush block' with approximately 80% of the block fostering good growth of trees indigenous to the area. You access the land at its highest elevation from Moliagul Drive, the access track then takes you down to a secluded clearing that overlooks the dam on the property, plus there's a seasonal creek that flows into the dam. This is a delightful spot to set up camp and is further enhanced by the large open sided shed that's in situ here with a 4000-5000 litre capacity rainwater tank attached, so you have the convenience of water on tap. There's a unique and very robust solid fuel stove/heater in place under the protection of the shed along with some very solid and fixed bench fittings. This shed is a substantial steel structure and could be further completed to make a more functional weekend accommodation shed. The essential basics are all here, all you need to bring is the tent or your swag, light the campfire in the fire pit then let the bliss and sanity prevail. For future reference: There's mains power available and wireless NBN also. Shire waste service pick up at the gate is also accessible as is RSD postal delivery. The property is zoned 'Farm Zone'. Should you wish to build a more permanent home on the property, it would be subject to a planning permit being applied for and granted with the Loddon Shire Council. This is a unique property that will tick most of your dream property requirements. For more information about the property, contact agent Lois De Jong on 0413 175 087.