

# Lot 51, Moyston - Rocky Point Road, Moyston, Vic 3377



## Other For Sale

Thursday, 15 February 2024

Lot 51, Moyston - Rocky Point Road, Moyston, Vic 3377

Area: 12 m2

Type: Other



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**\$380,000**

What an amazing opportunity to secure a 30 acre hobby/lifestyle block with a planning permit in place and ready for the new owner to create their dream home, not to mention the amazing 360 degree vistas from the peak of the property highlighted by uninterrupted views to the Grampians National Park. The property features lovely undulation and is mainly cleared with a rising peak offering some outstanding homes sites (STCA) the external fencing is secure and the property offers 2 surface dams, on the lower section of the property is a tree lined water course as well as some mature gums along the perimeter. An added bonus is the approx 6m x 12m converted shearing shed with part concrete floor and the land is contained on four allotments and adjoins an old, unused road reserve, which unofficially extends the boundary and adds approximately 5 acres of usable land. Located on the outskirts of Moyston, approximately 1km from the General Store, Primary School, Recreation Reserve and just 12km to Ararat CBD and 30km to Halls Gap with major attractions such as Grampians Peaks walking trails, brewery's, wineries, zoo, recreational lakes and quality restaurants. What an amazing opportunity to secure your lifestyle dream with endless possibilities and in a prominent location close to a major tourist route. Inspections are highly recommended to fully appreciate all that is on offer.