

**Lots 1,2,12B,13&14 Moyston - Great Western Road,  
Great Western, Vic 3374**



**Sold Residential Land**

Friday, 22 September 2023

Lots 1,2,12B,13&14 Moyston - Great Western Road, Great Western, Vic 3374

Area: 40 m2

Type: Residential Land

**\$375,000**

Welcome to your own slice of paradise! This stunning property boasts 100 elevated acres of picturesque rural living, with breathtaking views of the Black Range and the Grampians Mountains. The natural beauty of this property is enhanced by the established native bushland, which includes lovely large stands of Red Gum trees, ample firewood resources, and lots of native vegetation regrowth. The seasonal watercourse Hyde Park Creek meandering through the bushland is a serene addition to this already stunning setting. The cleared elevated home site with 360-degree views is the perfect spot to build your future dream home. The property is zoned for rural living, providing you with endless options for use. Access is easy with two road frontages, Roxborough Road and asphalt-sealed Moyston Road. Plus, you have the recycled grey water to the property boundary, which is piped to nearby local wineries and can possibly be tapped into through application with GWM Water. Located in the heart of the reputable Great Western Winery region, you are just a short distance from the nearby popular wine village of Great Western. This very desirable property is your secluded, private, and peaceful location to call home. Enquire now for more information on this unique opportunity to own your own piece of paradise in the Northern Grampians region. Call Phil Clark 0417 509 025.