

3216 Moyston Road, Pomonal, Vic 3381



Mixed Farming For Sale

Wednesday, 19 June 2024

3216 Moyston Road, Pomonal, Vic 3381

Area: 81 m2

Type: Mixed Farming



Max Brown

0429854772

Lot 2 \$740,000 & Lot 3 \$620,000

With Victoria's Grampians as a backdrop, the name "Grampians View" says it all. With two Lots to pick from; Lot 2 at 101* acres approximately and Lot 3 at 100* acres approximately, an inspection will give you and the family a lot to consider! LOT 2 circa \$740,000 Lot 2 features 2 titles across 5 paddocks, with water security by way of 3 dams and connection to GWM water (Grampians Wimmera Mallee Water). An excellent shed with concrete floor (approximately 26 metres long x 3 metres deep x 4 metres high) has been wired for 3 Phase power and is ready for grid connection. A 6 metre x 6 metre cool room within the shed is included within the sale. A 50,000 litre rainwater tank with new liner is connected to the shed and provides domestic water and water for established fruit trees. A set of steel sheep yards are included in the sale and fencing across the property is in excellent condition. LOT 3 circa \$620,000 Lot 3 is a blank canvas featuring 3 paddocks, 2 dams and excellent property fencing. Utilities including water and power are not connected to Lot 3 however are available nearby. Both properties are currently used for Prime Lamb production and in addition to this primary production activity could be further developed as rural residential opportunities (STCA) for new to industry farmers or families, or weekend retreats for those seeking to escape to Victoria's serene and popular Grampians region. Buy one, buy both! LOCATION Located at the foot of The Grampians with convenient shopping and health amenity access nearby. • Halls Gap - 12* minutes • Stawell - 15* minutes • Ararat - 20* minutes For further information including a complete inclusions list and requests for inspection, please contact Max Brown on 0429 854 772. #EscapeTheMadness #Retreat #CountryLifestyle #CountryLiving #FarmLifestyle #Farm #Farming #TheGrampians #HallsGap #Stawell #Ararat #RegionalVictoria #RayWhite #RayWhiteGroup #RayWhiteRural