



## Perfect lifestyle opportunity in Great Western wine village – PERMIT APPROVED

Hobby farm, lifestyle property, dream building site, rural living, livestock, motorbikes, horses? Whatever category you fall into, this 3.9 acre property could be the one.

Bounded on one side and the rear by tall gum trees and the Concongella Creek plus a prominent mulberry tree rumoured to have been planted over 150 years ago by Chinese miners employed to dig the Seppelt cellars and tunnels ('drives'), this is a spectacular block.

Although directly across the road from the township of Great Western this farmlet with fertile river flats is in the farming zone. Approved planning permit allowing for a 5 bedroom, 2 bathroom house is ready to go with town services available and close by.

Great Western is known as the food and wine village of The Grampians, has a pub, general store, eateries, wineries all on the doorstep of The Grampians. The town has a primary school, with higher education only 10 minutes away in the thriving and fast growing rural townships of Stawell and Ararat. Great Western has a strong footy and netball club and has numerous other clubs and associations. Ballarat is only one hour away and Melbourne an easy two hour highway drive.

All the hard work is done, this property represents great value at the price.

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📏 3.90 ac

<b>Price</b>	SOLD for \$149,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2337
<b>Land Area</b>	3.90 ac

### Agent Details

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