

1200 Princes Highway, Mount Moriac, VIC, 3240

HF RICHARDSON

Acreage Semi-rural For Sale

Sunday, 3 November 2024

1200 Princes Highway, Mount Moriac, VIC, 3240

Bedrooms: 8

Bathrooms: 2

Parkings: 2

Type: Acreage Semi-rural



Tony Hyde

0401736136

"Mount Moriac" A Landmark Rural Holding

EXPRESSIONS OF INTEREST

(Offers Close Tuesday 10th December @ 11:00am)

- To Be Offered as a "Whole"

"Mount Moriac" 485.56 Ha / 1,199.83 acres

OR

- To Be Offered as "4 Separate Parcels"

"Mt Moriac" (1200-1210 Princes Hwy, Mt Moriac)

135.53 Ha / 334.88 acres approx.

"Mt Moriac East" (100-300 Hendy Main Rd, Mt Moriac)

87.23 Ha / 215.55 acres approx.

"Mt Moriac North" (180 Heaths Rd, Gnarwarre)

153.90 Ha / 380.29 acres approx.

"Mt Moriac West" (245 Monahans Rd, Gnarwarre)

108.90 Ha / 269.09 acres approx.

An iconic regional landmark, "Mount Moriac" showcases unrivalled views and agricultural prestige on the fringe of Geelong.

Spanning an impressive 1,199.83 acres*, with the advantage of multiple titles lending itself to a wide array of rural subdivisional opportunity (STCA), this remarkable property offers a once-in-a-lifetime opportunity to own a piece of the region's history.

Boasting breathtaking views from the You Yangs across Port Phillip Bay to the Melbourne skyline, the Barrabool Hills through to Geelong, Corio Bay across to the Surf Coast towards Torquay, Anglesea to the Otway ranges and further afield to Mt Elephant.

This highly-regarded and significant rural property has been under the same family ownership for circa 85 years, lovingly cared for by 4 generations of the Champness family. Improvements include the c1940 brick homestead & separate managers cottage from a bygone era, a 2-stand shearing shed, machinery shed and ancillary shedding.

Rich with opportunity, "Mount Moriac" offers an abundance of fertile land, ideal for a wide range of farming pursuits including livestock, cropping, hay production & equine pursuits.

Divided into four distinct land parcels, the property is perfectly placed for lifestyle development with each parcel presenting an ideal opportunity to capitalise on the natural beauty of the landscape, with multiple suitable locations to design & build an architectural family masterpiece (STCA).

Perfectly positioned just 20 minutes from Geelong and offering easy access to Melbourne via the Princes Hwy/Ring Road (approx. 60 minutes), this exceptional property marries seclusion with convenience, offering an idyllic rural retreat within reach of the city's bustling amenities.

This historical rural holding can be purchased in its entirety, a rare offering that encompasses the full breadth of its acreage, or as separate parcels, giving buyers the flexibility to craft their own vision for each section of this cherished property.

Don't miss this once-in-a-lifetime opportunity to secure "the Mount", a landmark property that has been a symbol of local heritage and agricultural prosperity for generations.