



**WES DAVIDSON**  
REAL ESTATE



### 75 Snells Road Wartook VIC

3 3 6

Situated in Wartook at the base of the Grampians National Park, this stunning property is perfect for anyone looking for somewhere to settle down or even a holiday home.

**Price** : \$ 621,000

**View** : <https://www.wdre.com.au/7941113>

- \* Two light-filled bedrooms with a study
- \* Servicing the master is a walk-in robe and ensuite
- \* The open kitchen overlooks the living and dining room, all of which have views of the Grampians
- \* Outside is a well-built studio with a bathroom and kitchenette with wood heating
- \* The shedding is comprised of a workshop and three open sheds for machinery and wood storage
- \* Please note that this land has a Trust for Nature Covenant (see attachment)
- \* Land Size: Approx. 16.39ha (source: PriceFinder)
- \* Zoning: FZ (Farming Zone)

Investors, please note that minimum rental standards now apply in



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