



38 High Street MOOLAP, VIC



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## Calling All Families, Tradies & Hobby Farmers!

Occupying approx. 1.4 acres, this property presents a terrific opportunity for families, tradies, and hobby farmers alike! The large shed accommodates four vehicles, while a paddock and animal pen are located at the rear of the property!

Both Moolap Primary School and Moolap Reserve are within walking distance, while easy access to public transport and the Bellarine Highway shops is a huge plus. Situated on the border of Moolap industrial zone, this property also offers immense value for commercial businesses searching for extra space.

With all of the living zones overlooking the sheltered alfresco and side yard, parents will love that they can keep an eye on little ones as they play outside. A wall-to-wall bookcase makes a stylish statement in the front lounge, which is awash in natural light. The kitchen is well equipped with a built-in pantry and appliances (F&P dishwasher, St.George wa

**Price:** \$795,000 - \$850,000  
**Property Type:** Acreage/Semi-Rural  
**Land:** 5736 m2

# HAYDEN

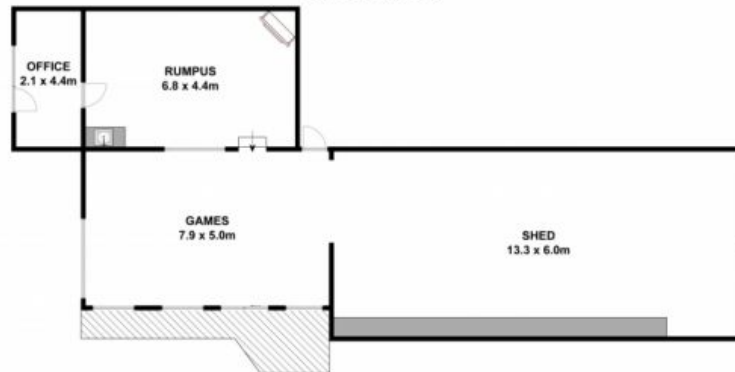
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GROUND FLOOR



(NOT IN POSITION)



SITTING AREA  
SITE PLAN

Approx House Area 248m<sup>2</sup>  
Approx Land Area 5736m<sup>2</sup>

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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**HAYDEN**

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