2386 WILLOW GROVE ROAD, HILL END, VIC, 3825









FOR SALE

MOUNTAIN WEEKENDER WITH CONVERTED BUS, SHEDDING & INCOME POTENTIAL

This unique property offers the ultimate country escape with immediate lifestyle appeal and income-generating potential. Located right on the doorstep of Victoria's premier alpine and gourmet food regions, it is the perfect setup for weekend getaways, a hobby farm, or a clever dual-occupancy investment.

Accommodation & Income Streams
• The Converted Bus: Ready-made living space featuring 1 bedroom,1 bathroom and Kitchenette. This serves as a perfect short-term holiday rental (e.g., Airbnb) for tourists, a private retreat, or comfortable owner-occupier accommodation.
• Tiny Home Site: An additional designated site allows you to easily scale your rental income. You can add a tiny home, park a caravan, or rent the site out to a tiny homeowner. (STCA).

Infrastructure & Lifestyle Features
• Large Shed: Equipped with a functional workshop for projects and a dedicated 'mancave' for entertainment and relaxation.
• Chicken Coop: Ready for fresh eggs and a sustainable, hobby-farm lifestyle.
• Fully Fenced: Provides immediate safety, security, and containment for pets, children, or livestock.
Premium Location & Views
• Snow Access: Positioned close to Mt Baw Baw, making it an ideal base camp for winter skiers, snowboarders, and green-season hikers.
• Local Culture: Short drive to local cafes and weekend farmers' markets, offering a vibrant regional community lifestyle.
• Scenery: Features stunning mountain backdrops right from the property.
Optimal Investment Strategies
1. The Double Income: Stay in the converted bus and rent out the extra site to a tiny homeowner or rent both spaces out on Airbnb to maximize yield from snow tourists and Blue rock for watersports.
2. The Weekender: Keep the property as your private holiday escape to the mountains, while utilizing the shed for vehicle, boat, or equipment storage.
3. The Ultimate Hobby Farm: Use the ½ acre to expand your food production with vegetable gardens and orchards to match the chicken coop.

1 BED | 1 BATH | 4 CAR

PRICE:
$330,000 - $363,000

OPEN FOR INSPECTION:
N/A



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