

**LAKE MURATORE at YARRA VALLEY**  
**302 acres (122ha)**

**Address: 1350/1420 Little Yarra Road, Gilderoy Vic 3797**

**"LAKE MURATORE"** – "Lake Muratore" at Gilderoy, is believed to be one of the largest privately owned fresh water lakes in Victoria.

ZONE: SUZ2 (Special UseZone 2) MAJOR TOURIST FACILITY. For more information about the zoning of the property please contact the selling agent Ranjith Panangala on 0409 363 373.

Consists. 20 Holiday Accommodation Units a Kiosk and the owners 4BR house.

**Motel accommodation facilities**

- 8 - Self contain units - (2 - with spa)
- 6 - Double bed & a single bed
- 6 - Double bed only
- 1 - Kiosk/Restaurant

The Lake, covering approximately 100 acres in area, holding huge amount of, fresh water fed by the mountain streams, is nestled into the foothills of Mt. Beenak in the beautiful Yarra Valley.

The balance of land is gently undulating. And views provide panoramas of the surrounding ranges. The property has prominent main road frontage with location and proximity to the CBD.

Guests can enjoy a variety of water sports including swimming, canoeing, sailing, paddle boating as well as bushwalking around the lake and the surrounding state forests. The banks of the lake are ideal for family picnics.

Lake Muratore is just 75kms from Melbourne and only hour drive from the winter snowfields.

"Lake Muratore" is a unique property, with a potential to develop further as a popular tourist destination or as a life-style retirement-resort (STCA) adding more sporting facilities such as Tennis Courts and a Golf Course (STCA).

Part of the movie "ROGUE" film is being made (filmed) on the property. The movie was out in November 2007.

**To arrange an inspection to see the property please contact**  
**Ranjith Panangala Mobile: 0409 363 373**