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Owning a Piece of the Slopes: Rare Mount Hotham Car Space Hits Market Under \$50K

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A rare, privately listed car park at Mount Hotham is drawing attention for its exclusivity and affordability, especially compared to metropolitan alternatives. Priced at \$49,500, the opportunity highlights both the scarcity and value of alpine property holdings, underscoring growing interest in secure, year-round access in one of Victoria's most sought-after ski regions.

Located within the tightly held Rangers Apartments development at 7/108 Great Alpine Road, the car space is one of only nine and offers direct access via a boom gate. Its

proximity to the ski runs at Hotham Central, the Big D Ski Centre, and the popular Jack Frost Restaurant & Bar makes it particularly desirable for owners seeking convenience and accessibility during the winter and summer seasons alike.

Lachlan Castran, director of Castran Alpine, described the listing as a “rarity” in the current market. “You might only see one of these car parks become available per year,” Castran said. “To have a centrally located car park that is accessible in all weather is total luxury.”

In a region where snowfall can restrict public transport or make vehicle access difficult, having a personally owned, secure space removes dependence on shuttle services and offers peace of mind. It’s no surprise, then, that the buyer pool includes established families and investors with significant holdings in the Mount Hotham area.

Castran noted interest is evenly split between Hotham Central and the Davenport precinct, where the car park is located. “It’ll likely be gone in a couple of weeks,” he added, signaling the ongoing demand for premium alpine access.

At under \$50,000, the car may seem steep to some. But in the context of broader Australian property markets, the listing is relatively modest. In cities like Sydney, the cost of a single parking space often exceeds the value of entire apartments, some selling for upwards of \$600,000 in the inner suburbs. Even outside Sydney’s Central Business District (CBD), individual spaces often fetch north of \$200,000.

Alpine car parks, it seems, are not just convenient; they’re an appreciating asset. A recent example: a car space in Mount Buller’s exclusive White Horse Village sold for \$165,000, exceeding its asking price by \$7,000 and attracting multiple offers within two weeks.

The Mount Hotham listing highlights a growing trend of Australians investing in mountain lifestyle assets that offer both practical use and long-term value. In an era where city dwellers are increasingly priced out of their neighborhoods, strategic purchases in regional or lifestyle-driven areas may prove not only more enjoyable but also more economically rational.

While luxury apartments in capital cities remain out of reach for many, securing a slice of Australia’s alpine lifestyle for under \$50,000 remains, for now, a rare and attainable opportunity.