

**2715 Midland Highway, Newlyn, Vic 3364**

**Sold Lifestyle**

Monday, 6 November 2023

2715 Midland Highway, Newlyn, Vic 3364

Area: 26 m2

Type: Lifestyle



Adrian Smith  
0400178945

## Contact agent

Superb block on edge of Newlyn township Situated in the highly prized location just 20 minutes north-east of Ballarat, is this opportunity to secure a brilliant property in the heartland of the scenic Newlyn district. Currently run as a cattle operation on rich red volcanic soils, the property is well fenced into 8 main paddocks, and offers wonderful views and has the Midland Highway frontage on southern and eastern sides. Offers can be made on individual lots, or as a whole. Lot 1 - 21ha (51.75 acres) Central laneway for stock movement, historic Clydesdale shed/stables, town water connected, cattleyards and ramp, 3 bay machinery shed, 2 catchment dams, Zoned Rural Conservation (RCV). Lot 2 - 5.051ha (12.48 acres) Zoned Township (TZ) offering potential building and other opportunities (STCA), open and mainly flat country.\*Note: the property is not currently fenced on title between the two lots, should the property be sold to two separate parties, the Vendor will survey and farm fence in the two lots. An outstanding opportunity in a tightly held district. Expressions of Interest: ends 8th December at 2pm 10% Deposit Settlement: 60/90 days For inspection, documentation or more information: Adrian Smith [0400178945](tel:0400178945) Nutrien Harcourts Ballarat [0400178945](tel:0400178945) [adrian.smith@nutrien.com.au](mailto:adrian.smith@nutrien.com.au) [www.nutrienharcourts.com.au](http://www.nutrienharcourts.com.au)