

294 Ryans Road, Cape Clear, Vic 3351

House For Sale

Tuesday, 30 April 2024



294 Ryans Road, Cape Clear, Vic 3351

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 8 m2

Type: House



Josh Todd
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Dianne Edwards
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\$675,000 - \$685,000

Fantastic lifestyle opportunity in Cape Clear which is ideally situated 35 km South West of Ballarat and less than a 1 hour commute to Geelong. Situated on 20.00 mostly cleared acres with a spacious four bedroom brick veneer home features formal lounge and separate dining and kitchen with large walk-in pantry and slow combustion wood stove. The flexible floor plan also includes a separate sunroom, large laundry with additional shower, a second separate toilet and large rear patio/alfresco area. Outside there is a 12M x 6M shed with concrete floor and mains power, three bay machinery shed and a number of other sundry storage sheds. Household water is delivered via rainwater tanks with stock watered via a large catchment dam equipped with a pump and header tank for garden use. Situated only 3km from the township of Cape Clear which offers its own Primary School and General Store/Post Office. Rare opportunity in well regarded and held Cape Clear district which is certain to attract wide appeal.