

5025 Colac-Ballarat Road, Cambrian Hill, Vic 3352

House For Sale

Wednesday, 24 April 2024

5025 Colac-Ballarat Road, Cambrian Hill, Vic 3352

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 12 m2

Type: House



Chris Leonard

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Auction Saturday 18th May @ 12pm

- Property Address: 5025 Colac-Ballarat Road, Cambrian Hill- Description: Hobby farm with excellent infrastructure- Land Area: 31 prime acres with views of Mt Buninyong- Infrastructure: - 6 separate sheds - Grassed 20 x 40m horse arena - Cattle yards with loading ramp- Residence Features: - Updated since 2008 - 3 bedrooms - Master bedroom with his and her walk-in robe & ensuite - Generous sized lounge room with glassed doors leading to outdoor entertaining deck - Country style kitchen with adjoining meals area - Electric cooking and dishwasher - Double glazed windows - Tastefully renovated family bathroom - Modern laundry room with good storage cupboard- Land Details: - One title with access from Brays Road - Zoned rural activity - Total land area of 30.78 acres (12.46 hectares) - Well fenced into 7 paddocks with central laneway for livestock movement - Ross Creek adjoins to the rear (southern boundary) - Water troughs to all paddocks fed from tank and pump system - Town water to the home- Additional Services: - Wood heating - RC split system to the house - Mains power - Septic system - Internet - Electric hot water- Shedding: - A: 6 X 9m with 2 roller doors & concrete floor - B: 7 x 10m with 2 rollers doors, power, and concrete - C: 7 x 10m with power, 2 bays open & 1 enclosed - D: Aussie Barn with 3 roller doors, drive-through 11 x 14m with power & concrete floor - E: Hay shed - F: Single stand raised floor shearing shed- Quote: "They are not making any more dirt", especially close to a regional town like Ballarat. This area is very tightly held and close knit. Your personal inspection won't disappoint. Ballarat's Best-Selling Team