

Lot 10-14, Chepstowe-Pittong Rd, Chepstowe, Vic 3351

Residential Land For Sale

Friday, 14 June 2024

Lot 10-14, Chepstowe-Pittong Rd, Chepstowe, Vic 3351

Area: 114 m2

Type: Residential Land



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\$1,424,100

The total area on offer comprises 282 acres, distributed across four titles and five crown allotments. The properties are situated in the Chepstowe district, within a 25-minute drive from Ballarat and a 10-minute drive from Snake Valley Township. The land parcels are described as follows:

- 1. Browns:** Location: Fronting Chepstowe-Pittong Rd Area: 40 acres Title: One title Land Use: Recently sown to an oats crop Fencing: Fenced into one paddock
- 2. Sunny Bank:** Location: Fronting Chepstowe-Pittong Rd Area: 82 acres Title: One title with 3 crown allotments (11, 11A, and 12) Water Supply: One dam with an equipped stock and domestic bore powered by a generator, feeding a 20,000L tank and 2 stock troughs
- 3. Hobson:** Location: Directly adjoins Sunny Bank to the east Area: 82.73 acres Title: One title with crown allotments 12 & 13 Land Use: Recently sown to an oaten crop
- 4. Pascoes:** Location: Fronting Carngham-Lake Goldsmith Rd Area: 78 acres Title: One title Fencing: Fenced into 2 paddocks Water Supply: 2 stock dams

The properties offer two road frontages and lie within a region receiving approximately 22 inches of annual rainfall, making them suitable for cropping or fat lamb production.

Ballarat's Best-Selling Team