

**274 Cemetery Road, Cape Clear, VIC, 3351**

**Rural For Sale**

Wednesday, 18 September 2024



274 Cemetery Road, Cape Clear, VIC, 3351

Type: Rural

## **DELIGHTFUL BALLARAT DISTRICT ACREAGE**

PICTURESQUE CAPE CLEAR AREA - ONLY 30 MIN TO BALLARAT  
MAGNIFICENT RURAL VIEWS - RIVER FRONTAGE - QUIET LOCATION  
177.29 ACRES - 71.74 HECTARES

Most attractive county of great aesthetic appeal, with superb views across the region to Mount Elephant and beyond.

Featuring a stunning home site (current approved building permit); and approx. 900-metre frontage to the lovely Woody Yallock River.

Securely watered by five dams, with five paddocks (solar electrified), horse arena (60m x 20m), shed (17m x 12m - diesel generator), and steel cattle yards (crush). 150,000-litre capacity water tank.

Well drained, versatile and predominantly arable volcanic soils, suitable to prime lambs, cattle, horses and cropping.

Three titles. To be sold as a whole. Wonderful opportunity.