

Lot 1 Ballarat-Maryborough Road, Miners Rest, VIC, 3352

Rural For Sale

Sunday, 13 October 2024

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Type: Rural



Him Malhotra
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Prime Land Opportunity - 394 Acres in Miners Rest

An exceptional opportunity to secure a vast 394-acre landholding located in the picturesque and highly sought-after area of Miners Rest, Victoria. This expansive parcel of land offers endless possibilities for developers, investors, or those seeking a rural lifestyle escape.

Key Features:

- **Size:** Sprawling over 394 acres (approx.), this property offers a rare opportunity to secure substantial acreage in a thriving and growing region.
- **Zoning:** The property is zoned Farming Zone (FZ), making it ideal for a range of agricultural activities, rural enterprises, or future land banking.
- **Location:** Positioned along the Ballarat-Maryborough Road, just 14 kilometers (or a short 10-15 minute drive) north of Ballarat's city center, this property enjoys the perfect balance of rural serenity and urban convenience. The land is situated within the Miners Rest Study Area, a strategic zone for future growth and development, adding further value and long-term potential.
- **Amenities & Accessibility:**
 - **Proximity to Key Amenities:** The property is ideally located close to the proposed Miners Rest Sports Hub, a major recreational development set to enhance the area's community infrastructure. Additionally, it is within close reach of key amenities such as Stockland Wendouree Shopping Centre, Ballarat Grammar School, Lake Wendouree, and the renowned Ballarat Botanical Gardens.
 - **Transport:** Convenient access to the Western Freeway and main arterial roads, offering easy connections to Ballarat and Melbourne. The Ballarat Train Station, just a short drive away, provides efficient rail services to Melbourne and other regional hubs.
 - **Shops & Services:** Located just minutes from the Miners Rest town center, which offers a selection of local shops, cafes, and essential services. The property is also close to Ballarat's major shopping precincts, including Stockland Wendouree Shopping Centre and Delacombe Town Centre.
 - **Schools & Recreation:** The property is within easy reach of local schools, including Miners Rest Primary School and Ballarat Grammar School, as well as recreational areas like Lake Wendouree and nearby parks.
- **Vendor Flexibility:** The vendor is open to a long-term settlement, making this property particularly attractive to land bankers and investors looking to secure a prime position with flexible terms.
- **Natural Beauty:** The property boasts wide-open spaces, scenic views, and potential for enhancing with modern infrastructure while still retaining the natural charm of the landscape.

Whether you're envisioning a rural retreat, an agricultural venture, or a strategic investment in land, this property in Miners Rest offers endless possibilities. Secure your slice of prime Victorian countryside today.