



FOR SALE

RARE 6.3 ACRE LIFESTYLE OPPORTUNITY WITH TOWN WATER – MINUTES FROM CLUNES

Set on approximately 2.56 hectares (6.3 acres), 3530 Ballarat-Maryborough Road, Clunes presents an exceptional opportunity to secure a versatile lifestyle property with genuine small-scale farming potential just minutes from town.

This mostly cleared parcel of land offers the ideal setting to build your dream country home while enjoying the benefits of rural living. With gently undulating terrain and wide open space, the property is well suited to a variety of uses including hobby farming, horse agistment, running sheep, keeping a few cattle, or establishing gardens and orchards.

With town water already connected and excellent road frontage, much of the groundwork is already in place to begin planning your lifestyle escape. Whether you envision paddocks for animals, a large shed and workshop, or a peaceful home surrounded by open countryside, this property offers the space and flexibility to bring those plans to life.

Zoned Low Density Residential, the land may also offer future subdivision potential (STCA), making it an appealing option for buyers seeking both lifestyle and long-term investment value.

Located only minutes from the historic township of Clunes, you'll enjoy the charm of country living while still being within comfortable driving distance of Ballarat and Maryborough for schools, shopping, and services.

Property Highlights

Approx. 2.56ha / 6.3 acres

Mostly cleared with gentle undulation

Town water connected

Ideal for hobby farming, horses, sheep or small livestock

Excellent road frontage and access

0 BED | 0 BATH | 0 CAR

PRICE:
\$400,000

OPEN FOR INSPECTION:
N/A



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