



## 65 Nijams Road Magpie VIC

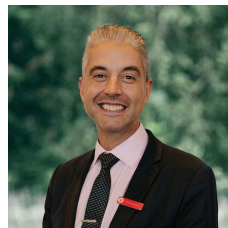
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Located in the tightly held and privately located Magpie, around 10 minutes from Ballarat and 5 minutes to the Buninyong township, we offer to you this beautiful recently updated bespoke three-bedroom, two-bathroom home set on approx. 6.3 acres of land.

This amazing home offers 3 generous bedrooms, featuring master with ensuite, large study with beautifully updated family bathroom and W/C. Heating and cooling are taken care of by multiple split systems with a combustion wood fire in the lounge with open plan kitchen, meals and living space, leading out to a massive, covered decked entertaining area perfect for the home entertainer.

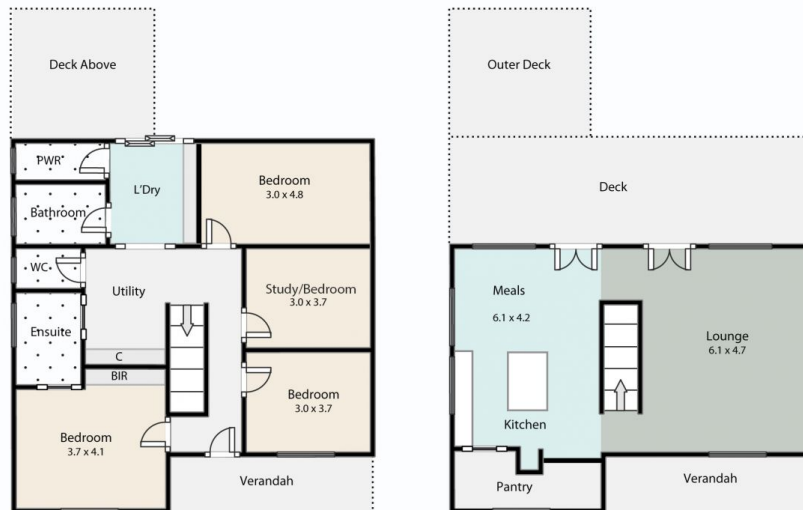
Highlights of this outstanding property are a large yabby filled dam at the front of the property with quality fencing

**Price** : \$ 1,020,000  
**Land Size** : 6.3 Acres  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/magpie/residential/house/7299919>



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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2022 for Ballarat Real Estate.

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