

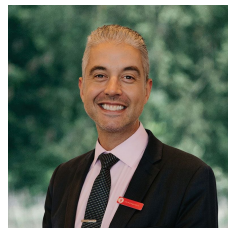


### 30 Gunns Lane Magpie VIC

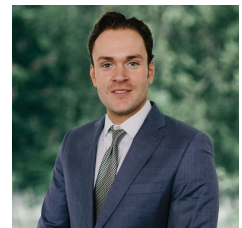
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Located in an extremely tightly held pocket of Magpie around 10 minutes from Ballarat CBD, minutes to Buninyong, schools and local shopping precinct. We offer you a golden opportunity to purchase this fantastic 13.2 Acre (approx) lifestyle property particularly suited to the buyer who would like the tree change dream with the added bonus of being extremely close to everything Ballarat has to offer. Highlights of this outstanding property are an originally presented, three-bedroom, 2 living family home. The kitchen features electric cook top and oven which will cater for the avid home cook. There is a large wood combustion heater in the lounge which will take care of the chilly winter months. The property includes a yabbie stocked dam with shelters for livestock. Further highlights of this exceptional property are a large shed and workshop including a home of ...

**Price** : \$795,000 - \$850,000  
**Land Size** : 13.5 Acres  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/magpie/residential/house/8130881>

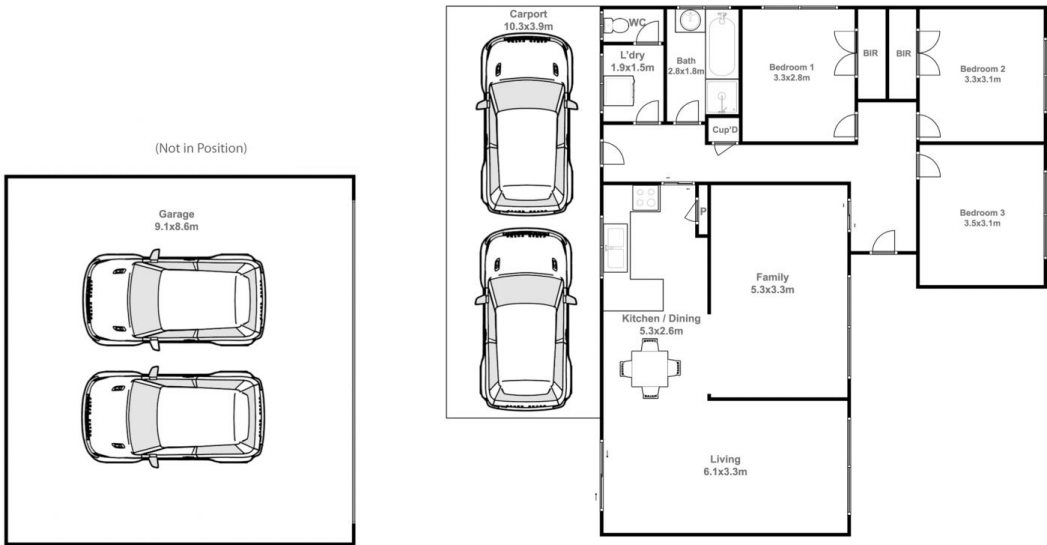


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30 Gunns Lane **Magpie**



Ballarat  
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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2024 for Ballarat Real Estate.