



### CA7 Staffordshire Reef Road Staffordshire Reef VIC

With the luxury of power already connected, a dam stocked with trout and redfin and 2 water tanks in place, this property can be enjoyed immediately. Boasting 2.538ha (app 6.26acres) this partially timbered (app 60% grazing) property is in 2 titles, and features a well set-up weekender comprising a well appointed 6mx4m shed with verandah, bathroom with shower and hip bath, drop toilet, garden shed, 20' shipping container for secure storage, 2 x gas hws, some new fencing, pizza oven, fire pit etc. Located approx 25.5km to the new Delacombe Town Centre, and only 12km to Smythesdale. This is a must-see for anyone seeking a peaceful rural environment for permanent or weekend living. Be Quick!!!

**DIRECTIONS:** from Smythesdale follow Browns Road for app 6.9km, veer onto Staffordshire Reef Road and continue for app 5.1km. Property on right-hand-side. figures "sealed road frontage"

**Land Size** : 2.538 ha

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/staffordshire-reef/residential/rural/6187817>



**John Morris**  
03 5331 2000