



### 193 Triggs Road Yendon VIC

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First time on the market! Properties rarely come up for sale in this beautiful rural setting, which borders natural bush land with a myriad of birds and local wildlife.

This 41.76-acre (approx.) property is mostly cleared and fenced into paddocks for running stock or can be ideal for the horse enthusiast. With a 15-minute scenic drive to Ballarat CBD (approx.) and having the popular historic town of Buninyong reachable in under 10 minutes, this provides easy access for daily requirements. Two school bus services stop in Yendon on route to both primary and secondary schools. There is also a public bus service. Yendon's location provides easy access to both the Midland Highway and the Western Highway for commuting to Geelong or to Melbourne.

**Price** : \$ 940,000

**Land Size** : 41 Acres

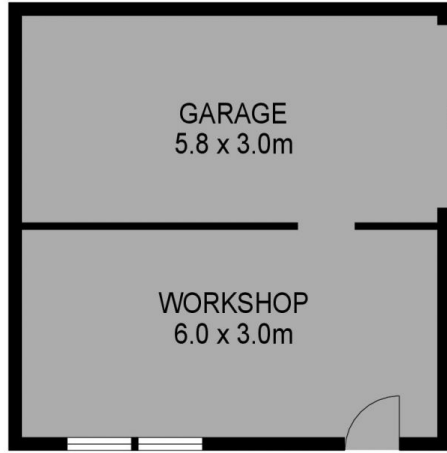
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/yendon/residential/rural/7471076>



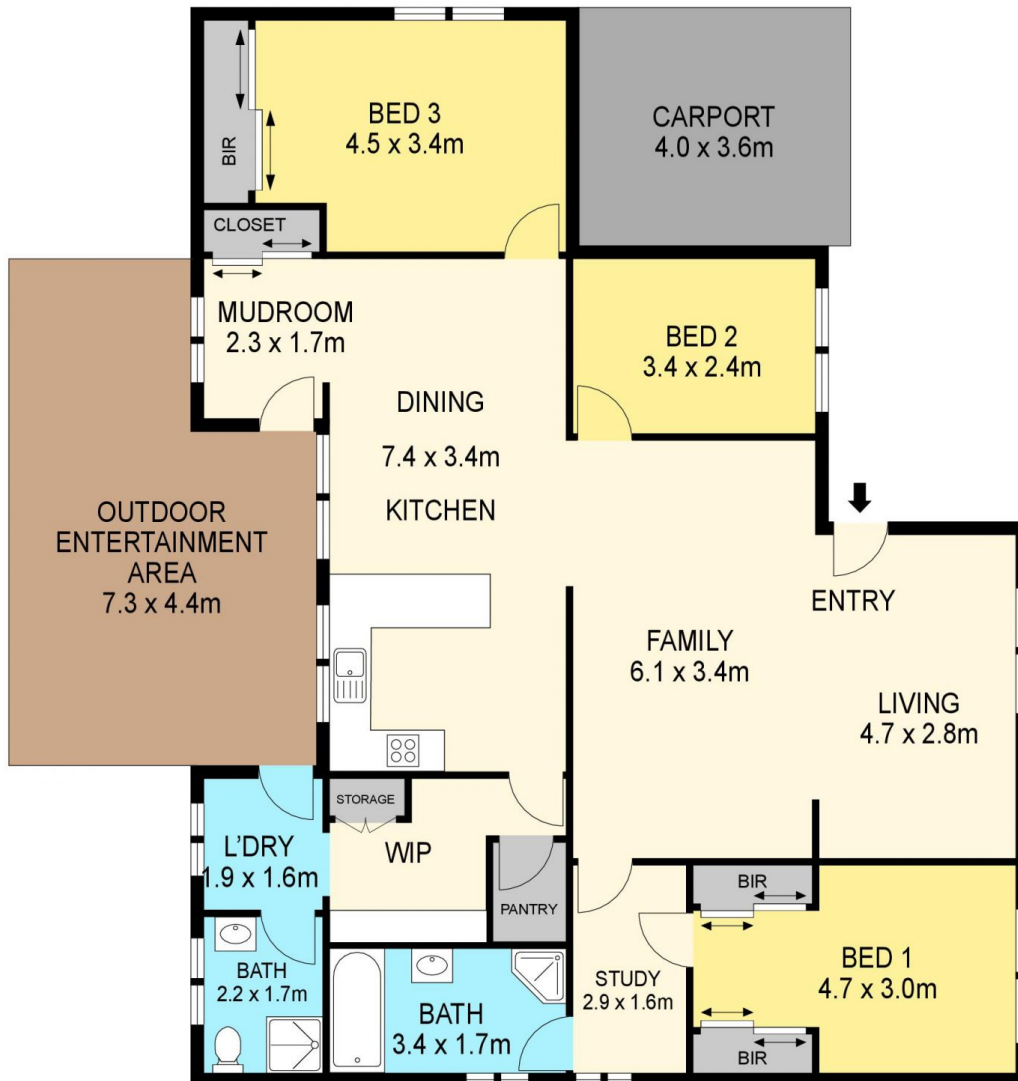
**Robert Cunningham**  
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**Matthew Tunbridge**  
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(NOT IN POSITION)



**DISCLAIMER**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.