



### 1/ Wylies Road Garibaldi VIC

App 22.75 acres (2 titles) of cleared land with all-weather gravel road front and rear, and unmade road on the southern boundary. A lovely outlook over 3 well fenced paddocks, Dam, cattleyards, substantial but incomplete shed (app 17x11m), 22,500 litre poly tank. Easy access to Ballarat and only 8.5km (app) south of Buninyong just off the Mount Mercer Road. A rare find in an ideal location for your farming/lifestyle pursuits. For Sale by Expression of Interest which closes on April 12, 2023.

**Price** : \$ 510,000  
**Land Size** : 9.2 ha  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/garibaldi/residential/rural/7486393>



**John Morris**  
03 5331 2000



**Matthew Tunbridge**  
03 5331 2000