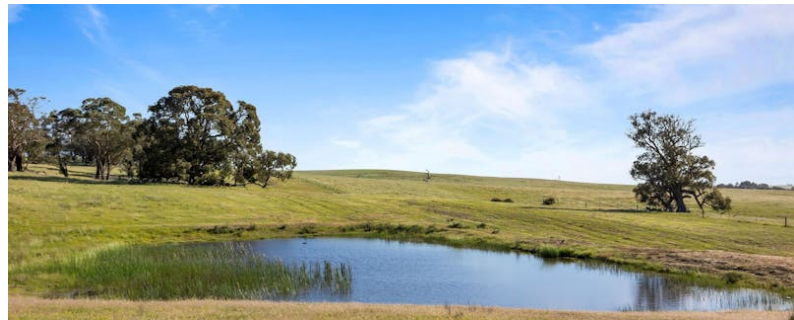
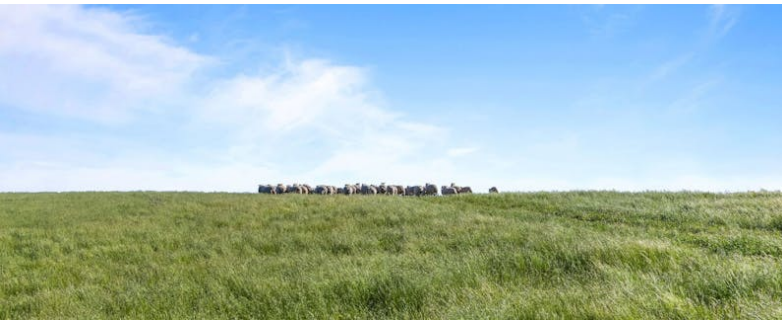




- Ballarat-Carngham Road, BO PEEP, VIC 3351

'Carngham Heights' Ballarat Fringe Rural Holdings

172.80 hectares, 426.99 acres

Prized Bo Peep â## Cardigan location

427 Acres â## 173 hectares*

40 years same family ownership

TO BE OFFERED IN 2 OUTSTANDING LOTS BY EXPRESSION OF INTEREST
CLOSING FRIDAY 19TH DECEMBER 2025 AT 1PM

Stunning Rural and Lake Burrumbeet Outlook

- 20 minutes Ballarat
- 10 minutes Alfredton
- 10 minutes Carngham

TYPE: For Sale

INTERNET ID: 300P189341

SALE DETAILS

by Expression of
Interest

CONTACT DETAILS

Elders Ballarat

Cnr Carngham Road &
Learmonth Street
BALLARAT, VIC
03 5336 9500

Sean Simpson

0418 320 335

Lot 1 348 Acres 141 hectares*

Gilldays Road (via Les Draffin Road)

- 2 titles
- Exceptional holding with picturesque homesite (STCA)
- 5 well-fenced paddocks
- Surface dams providing ample stock water
- 2 stand woolshed and sheep yards
- Stunning views
- Naturally retained bush areas

Lot 2 79 Acres 32 hectares*

Ballarat Carngham Road frontage

- Rare acreage suited to livestock grazing and mixed farming pursuits
- Excellent lifestyle property on the outskirts of Ballarat
- Gently undulating country, aesthetically appealing
- Rare opportunity

Inspect through conjunctional agents

Elders Ballarat Sean Simpson 0418 320 335

Charles Stewart Geelong Andrew Rice 0457 105 500

* denotes approx.

- Land Area 172.800769 hectares

