



## CNR Ballarat - Carngham & Whites Road, CARDIGAN, VIC 3352

Auction | Strategic Farming Land Adjacent Ballarat Growth Corridor

**33.00 hectares, 81.54 acres**

Elders Ballarat is proud to present a truly unique landholding opportunity.

Set across approximately 82.53 acres of quality farming land, this exceptional property offers a rare combination of scale, versatility, and future potential on the outskirts of Ballarat. Located within the Farming Zone, the land is well suited to agricultural production, lifestyle pursuits, or long-term land banking, providing a strong foundation for buyers seeking space, security, and enduring value.

The property is thoughtfully configured and well maintained, featuring a sizeable dam, water tank with solar-powered pump, multiple paddocks, and well-maintained fencing throughout, ensuring immediate usability and ease of management. Whether utilised for grazing, hobby farming, or lifestyle enjoyment, the existing infrastructure supports a variety of rural applications.

Strategically positioned just minutes from the Lucas Town Centre, and with a Coles supermarket scheduled for completion in 2026, the property benefits from both

**TYPE:** Auction

**INTERNET ID:** 300P192078

**AUCTION DETAILS**

2:30pm, Wednesday March 4th, 2026

**CONTACT DETAILS**

**Elders Ballarat**

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present-day convenience and future growth prospects. Importantly, the land sits within close proximity to Ballarat's western suburban growth corridor, enhancing its long-term appeal as surrounding development continues to progress.

The location is further strengthened by easy access to the Western Highway, providing seamless connectivity to the Ballarat CBD and broader regional centres.

With potential to build your dream home (STCA), this property presents a compelling opportunity to create a private rural retreat while remaining closely connected to key amenities. Landholdings of this scale and strategic positioning are increasingly scarce, making this a rare opportunity to secure a substantial parcel within one of Ballarat's most tightly held and rapidly expanding precincts.

AUCTION to be held at Snake Valley Community Hall at 2:30pm

- Land Area 33 hectares





