



### 606 Springbank Road Claretown VIC

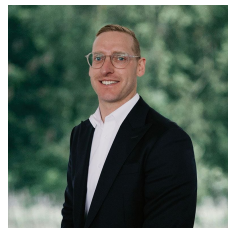
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Located just minutes from the Western Highway and 15 minutes drive into the heart of Ballarat, is this beautiful three bed, one bath home on approximately 3973m<sup>2</sup> flat block with stunning views of surrounding farmland and rolling hills. A perfect retreat for anyone looking for a peaceful, country lifestyle.

Inside the house, there's a cozy living room with a wood-burning fireplace and split system, a separate kitchen with access through to the backyard. The bedrooms are all generously sized and offer plenty of natural light. Additionally, the property has a large garden with a variety of fruit trees, ample amount of old shedding and a separate paddock for livestock.

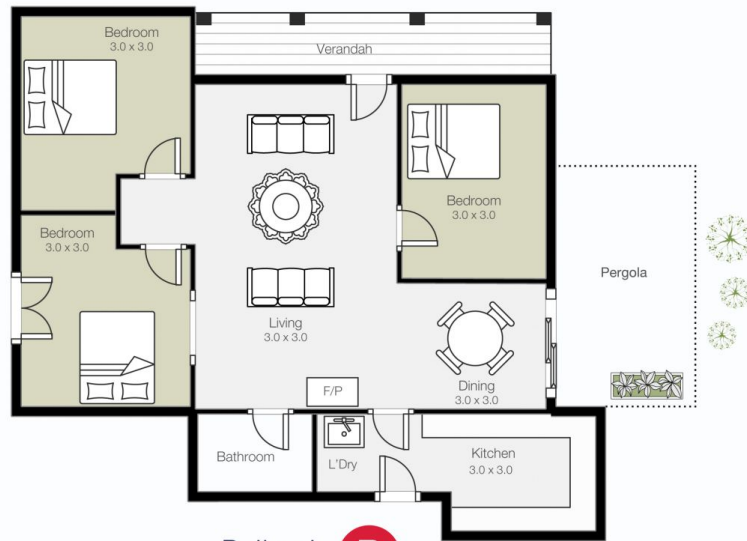
The opportunity to secure a large block with a established

**Price** : \$ 447,500  
**Land Size** : 3973 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/claretown/residential/house/7561577>



**Mitchell Couch**  
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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2023 for Ballarat Real Estate.