



## 9/ Snowgum Road Dereel VIC

Nestled in the heart of serene countryside in the popular location of Dereel is cleared and flat expansive block on approx 5 acres that offers a unique opportunity for those seeking a tranquil lifestyle amidst nature. The land is zoned rural living giving a simple process to create your dream home (STCA). The property is equipped with a meter box, ready to connect power plus the presence of a substantial water table located at 60-80 meters below the surface. While the previous bore license has expired, there is immense potential to secure a permanent water supply by drilling a bore. Quotes for bore installation have been received, indicating an estimated cost of \$6,000. This offers a valuable opportunity for self-sufficiency and perhaps other agricultural pursuits. The property also boasts a 10,000-litre water tank also ensuring a reliable and ample water st ...

**Price** : \$ 318,000  
**Land Size** : 5 Acres  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/dereel/residential/land/7800680>



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