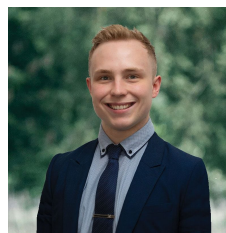




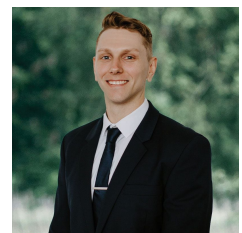
#### 44/ Paynes Bridge Road Dereel VIC

Nestled within the serene embrace of lush trees, this expansive 8.04ha (approx) parcel of land offers an idyllic lifestyle opportunity. Situated in the quaint community of Dereel, just a leisurely 30-minute drive from the bustling amenities of Ballarat, it promises a perfect blend of tranquility and convenience. With its picturesque landscape and potential as either a weekend retreat or a future home site (STCA), this parcel epitomizes the allure of country living at its finest. For more information contact Lachlan Sylvia today!

**Price** : \$280,000 - \$300,000  
**Land Size** : 8.04 ha  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/dereel/residential/land/7970001>



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