



## 76 Fairview Road Clunes VIC

2 2 4

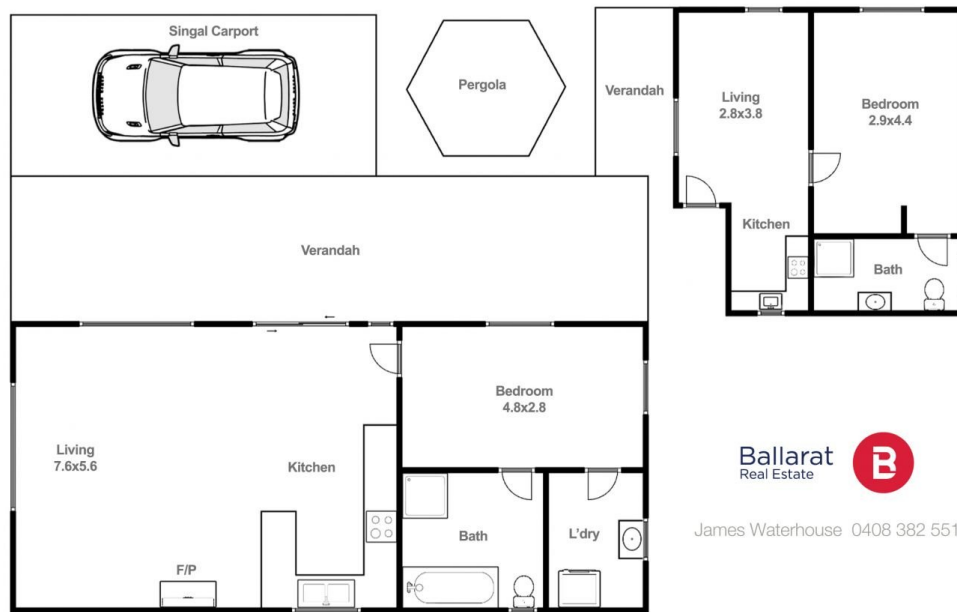
This well presented and most different home scenario is ready and waiting for you. The main home is north-facing, of double brick construction, an open plan living and kitchen and has a single-bedroom with features like a solid fuel heater, split system, and even a spa bath for added relaxation. Set beside is a 6x6m self-contained granny flat, perfect for family guests or perhaps additional income. A generous undercover outdoor entertaining area seamlessly connects the two dwellings, creating a cohesive living space. Situated on approximately 2.8 acres (1.15ha), the property offers ample shedding, including a 7.4mx5.8m powered garage with a concrete floor and wood heater, a lined and insulated office/studio with a small sink, its own hot water system, wall heater, and air conditioner, a hayshed, a caravan port, and a solid chook yard. The land is thoughtfull ...

**Price** : \$440,000 - \$480,000  
**Land Size** : 2.8 Acres  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/clunes/residential/house/7982764>



**James Waterhouse**  
03 53312233  
0408 382 551

76 Fairview Rd **Clunes**



This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2024 for Ballarat Real Estate.