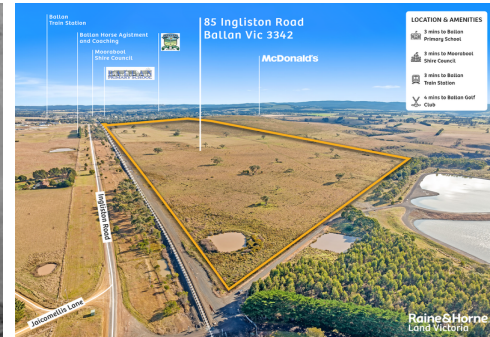




**236 Acres next to Ballan Township**



## 85 Ingliston Road, Ballan

### UNDER CONTRACT

Raine & Horne Land Victoria are delighted to offer this 236-acre parcel. A substantial landholding and excellent land bank opportunity that adjoins the Ballan township.

Key features of the opportunity include:

- A substantial 236 Acres in FZ right next to the town center.
- Uninterrupted views of the Melbourne city skyline
- 20 mins drive to Bacchus Marsh,
- 30 mins to Melton
- 35 mins to Rockbank
- 1 hour drive to Melbourne CBD.

An excellent opportunity for future capital growth and/or development (STCA), given Mount Gorongs proximity to residential areas and surrounding infrastructure.

**Property ID:** L21300197  
**Property Type:** Land  
**Land Area:** 236.6 acres

**Kevin Paghdar**  
 0426510510  
[kevin.p@landvictoria.rh.com.au](mailto:kevin.p@landvictoria.rh.com.au)

For any further information or to book an inspection, please get in touch with Kevin Paghdar at 0426 510 510 or Omair Khan at 0431 703 453 .

Interested parties should conduct their due diligence prior to making any submissions. Given are for general information only and do not constitute any representation on the part of the vendor or agent.

Due Diligence Checklist –

<http://www.consumer.vic.gov.au/duediligencechecklist>