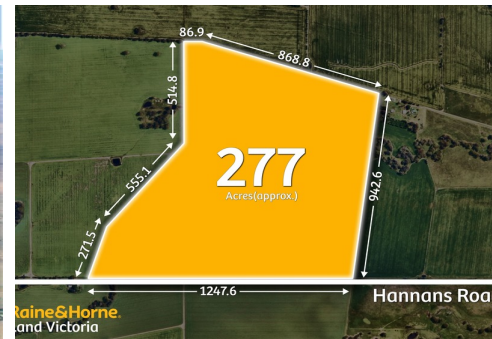


Great Land Banking Opportunity for Investors



255 Hannans Rd, Balliang

Sold

Raine & Horne is delighted to offer sale of this prime land of approximately 277 Acres approx in Balliang. Well suited to a diversity of purchasers including farmers, land bankers, investors (local & overseas) would be wise to inspect this property sooner rather than later. It has massive potential for future capital growth. A property with endless opportunities not to be missed.

Balliang is a locality in Victoria, Australia. It is divided between the Shire of Moorabool and City of Greater Geelong local government areas. It lies north of Geelong and 54 kilometers from the state capital, Melbourne

- Zoning: Farming with town water
- Total Area: 277 Acres approx.
- 15 minutes to Bacchus Marsh Town Centre
- 20 Minutes to Little River
- 25 Minutes to Lara

Property ID: L22610705
Property Type: Land
Land Area: 277.0 acres

Kevin Paghdar
 0426510510
kevin.p@landvictoria.rh.com.au

- 30 Minutes to Avalon Airport
- 30 Minutes to Geelong
- 25 Minutes to Wyndham Vale

Balliang has the potential to be a regionally significant hub for agribusiness and industry. Proximity to the Bacchus Marsh Irrigation District and quick and easy access to the freeway. Balliang is suited not to a single agribusiness, but rather a range of mainly vertically integrated businesses that will drive local prosperity and employment growth. Likely occupiers include meat processing, feed lot/sale-yards, mushrooms, poultry, hydroponics and associated co-located industries.

Government is working with Breamlea and Balliang communities to develop business cases on the opportunities to use recycled water from Melbourne and Geelong. The greatest opportunity for development is at Balliang on the back of Western Waters Melton recycled water plant, which processes 40,000 mega litres of Class A water annually.

Call Kevin Paghdar on 0426 510 510 Or Harvir Hans 0421 452 651 today for further enquiries.

Interested parties should conduct their due diligence prior to making any submissions. Particulars 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>