



### 320 Tudors Road ROSS CREEK VIC

4 1 8

Just 15 minutes to Ballarat CBD with primary school and bus nearby, this great hobby farm offers wonderful views and everything needed for a fulfilling country lifestyle. Offering a quality 4 bedroom Baz Bowman brick veneer home surrounded on three sides by wide verandas. Inside is a large kitchen meals area, lounge with new wood heater and masses of cupboards and storage. Outdoors boasts beautiful established gardens, new five bay, five door shed, shearing shed, sheep yards with loading bay, hay, feed and wood sheds, barns and stables, double garage and plant propagation shed. The rich rye and clover sown pastures are divided into nine paddocks with new 8 wire ringlock fencing and gates. Water troughs in each paddock are auto pumped from 3 deep dams. 5 large water tanks holding 110,000 thousand litres of water ensure an abundant water supply for domestic use. This substantial holding currently running Dorper sheep and

**Land Size** : 115100 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ross-creek/residential/house/6187146>