



### 6/ Racecourse Road Cape Clear VIC

Located at Springdallah, on the Ballarat side of Cape Clear, this easily accessible property has sealed road frontage, is fenced on the perimeter, has small dam, and power connected. The colorbond shed has a permit, and features timber linings, carpet and is divided into several areas making for an ideal weekend stopover. There is further storage/workshop area provided by the old railway carriage on site. A number of olive trees and a small planting of conifers also enhance the appearance of this lovely property. An ideal country getaway (Farming zone) for some peace and solitude, located close to the picturesque Happy Valley Crossing, meandering Woody Yaloak River and beautiful Mt Erip. Cape Clear Hotel and Store nearby, with easy access to Ballarat and Geelong.

**Land Size** : 4 ha

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/cape-clear/residential/rural/6187594>



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