



Lot 11/ Main Street, Buangor, VIC, 3375

Acreage with Windfarm Lease!

Majority of the property consists of flat to gently undulating land typical of the Buangor area. The land is generally open grazing country with scattered individual paddock trees with a seasonal creek running in an east/west direction on the western side of the property. This land also has a Windfarm Lease with 2022/2023 return of \$3,595.19 with yearly CPI increase.

Ideally located between Buangor and Ararat the property sits in a prominent position at the current end of the dual carriageway on the main route between Melbourne and Adelaide. Being only 26km from Ararat and 68km from Ballarat opportunities abound for a rural retreat within an easy commute of either centre and with dual highway all the way to Melbourne for the odd day in the office or that last minute weekend away.

Zoned FZ

34.5acres \$425,000

Type:	Rural
Land:	34.5 Acres