



## 400 Old Melbourne Road Ballan VIC

3 2 4

YPA HUME CITY are proud to present this landmark Ballan Property for Sale Via Expressions of Interest, closing 18th of December 2023.

Situated within easy walking distance to Ballan train station (1.2k) and all town centre amenities ( Shops/ Supermarket, Medical Centre/ Gym/ Retirement village/ Hospital (800m). The property also benefits from its close access to the Western Freeway, which connects residents to Ballarat (30 mins), Bacchus Marsh (15 mins), Melbourne (70 mins), Geelong (60 mins) and Daylesford (25 mins).

Prominently positioned, the property enjoys an unusual vista with stunning, elevated views of the Werribee Creek/River and includes access to all town services including internet, phone, electricity, town gas, town water, sewerage along with solar power and an unmetered water

**Price** : Contact Agent  
**Land Size** : 4.88 ha  
**View** : <https://www.ypa.com.au/7832175>



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