



110 Agars Road, Balliang East

Escape to the Country - 10 Acres of Serenity with Huge Future Potential!!

Lj Hooker Bacchus Marsh proudly presents this rare opportunity to secure a spacious and well-maintained family home nestled on a stunning 10.3-acre* parcel of flat land in the heart of Balliang East.

Perfectly positioned for those seeking a tranquil rural lifestyle without compromising on convenience, this exceptional property offers both lifestyle and long-term investment appeal.

Located just 10 minutes from Bacchus Marsh, 15 minutes to Werribee, and 30 minutes to Geelong, with easy access to major roads, you'll enjoy the best of both worlds - peace, privacy, and proximity to key amenities.

The beautifully presented home offers four generous bedrooms, including a master suite complete with walk-in robe and ensuite. A stunning timber kitchen with ample cupboard space flows into two inviting living zones - a formal lounge/dining area and a cozy family room with a wood heater, perfect for relaxed evenings.

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FOR SALE
\$999,000 - 1,098,000

AGENTS

Vinay Kumar
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AGENCY

LJ Hooker Melton
(03) 8797 5588

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



Step outside and experience the joys of country living:
Established gardens,
Veggie patch,
Hand-built rock fence,
Two large garages, and ample space for children and animals to roam freely.

Sustainable living is well-catered for with 20 solar panels generating approximately 6kW of power, helping reduce energy costs. The property also includes two large water tanks - one with a 200,000-litre capacity to service the home and a second 50,000-litre tank dedicated to greenhouse or irrigation use, making it ideal for hobby farming or gardening enthusiasts.

Additional features include a sunroom, spa bath, ducted heating, split-system air conditioning, and an extra toilet and shower in the garage for added convenience.

Property Highlights:

10.3 acres* (approx.) of flat, usable land
4 spacious bedrooms (Master with ensuite & walk-in robe)
Multiple living zones: formal lounge, dining, and family room
Beautiful timber kitchen with abundant storage
Ducted heating, wood heater & split-system air conditioning
20 solar panels generating approx. 6kW of power
2 water tanks: 200,000L (home) + 50,000L (greenhouse/irrigation)
Sunroom, spa bath, and charming hand-built rock fence
Two large garages with extra shower & toilet
In proximity to Bacchus Marsh Grammar School
Short drive to Bacchus Marsh, Eynesbury & Manor Lakes
Easy access to Ballan Road, Geelong-Bacchus Marsh Road & more

Whether you're looking to settle into a peaceful lifestyle retreat, raise a family surrounded by nature, or secure land with incredible future development potential, this property ticks every box.

Opportunities like this are becoming increasingly rare - contact Vinay today on 0415 316 382 to arrange your private inspection.

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Please see the below link for an up-to-date copy of the Due Diligence Checklist:

<http://www.consumer.vic.gov.au/duediligencechecklist>

MORE DETAILS

Property ID R6VHWU
Property Type House
Land Area 40468 m2

Vinay Kumar 0415 316 382

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