



6 Muddy Lane Myrniong VIC

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Located in one of Myrniong's most sought-after addresses, this property offers the best of both worlds - the serenity of a rural lifestyle combined with convenient access to metropolitan amenities. The property is within an hour's drive to Melbourne CBD, 35 minutes to Ballarat, and just 15 minutes to Bacchus Marsh, making it easy to enjoy all the local amenities.

Situated on a perfect sized allotment of 1,189m² (approx.) right across the road from Myrniong Primary School and only a stone's throw away from The Plough Hotel, Myrniong Town Centre and freeway access, this property is a must have for today's busy lifestyle.

Presenting a modern façade with fully manicured landscaping in both front and rear yards, this property impresses immediately.

Price : \$899,000 - \$959,000
Land Size : 1189 sqm
View : <https://www.ypa.com.au/7633614>



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

