



## Lot 171 Yan Yan Road, CAPELLA

AFFORDABLE ACREAGE CLOSE TO CAPELLA!!

**64.75 hectares, 160.00 acres**

Perfectly positioned only a short drive from Capella, this rural property is perfect for those wanting the rural life, but with town amenities. The property is approx 160 acres with a 5 bay shed with power. The shed has rain water tanks set up on it and there are 3 open bays and 3 enclosed bays. The property is well grassed and fenced. This is a great opportunity to purchase land and build your dream home. Capella is a thriving town with both Primary and High Schools, perfect for a young family. There is a school bus at the front gate.

Call Wendy Thornberry at Elders Real Estate today to arrange your inspection.

- Land Area 160 acres

**TYPE:** For Sale

**INTERNET ID:** 17415249

**SALE DETAILS**

**\$399,000**

**CONTACT DETAILS**

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