

10 Swamp Road, Dereel, Vic 3352

Residential Land For Sale

Tuesday, 14 May 2024

10 Swamp Road, Dereel, Vic 3352

Area: 2000 m2

Type: Residential Land



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\$150,000

This is a great opportunity to secure a picturesque parcel of land in the popular area of Dereel. This approximately 2000m² (or half an acre) parcel is relatively flat, with scattered trees on the nature strip offering some privacy. Situated on a corner with two road frontages and gate access to Swamp Road, the land is in a Township zoning. The frontages are sealed, and there is quality farm fencing on two sides, with the balance to be fenced. A boundary survey will be completed prior to settlement at the vendor's expense. Services running past the property include mains power, town water, and NBN, all available for connection. Located in the heart of Dereel, this land is close to the soldiers' memorial hall and a large wetland area known as the "Swamp" or "Lagoon," perfect for taking your dog for a walk. This affordable block is ideal for building your dream home (subject to council approval) with a northerly aspect that allows space for both a home and a shed. As the Ballarat growth corridor expands, you will be just 15 minutes away from supermarkets and 30 minutes from the Ballarat CBD, all while enjoying the tranquillity of country life. Ballarat's Best-Selling Team