

# 12 Chrysler way, Smythes Creek, Vic 3351

## Residential Land For Sale

Monday, 6 November 2023

12 Chrysler way, Smythes Creek, Vic 3351

Area: 571 m2

Type: Residential Land



Rahuul Yaadav  
0490553713



Avi Dhillon

## Contact Agent

Discover an exceptional opportunity presented by The Apogeez Real Estate Group within the picturesque landscape of Smythes Creek. Located on a peaceful corner block, this generous 571 m<sup>2</sup> (approx.) lot, just a short 10-minute drive from Ballarat, awaits the realization of your dream home. Nestled in the captivating Pinnacle estate, a masterfully planned development that seamlessly blends rural tranquility with urban convenience, you'll find the perfect balance of lifestyle elements. The estate boasts extensive open green spaces and inviting walking trails, offering a refreshing escape while remaining close to all the essentials. This prime land parcel is conveniently situated within walking distance of Delacombe Town Centre, providing easy access to your shopping needs, along with nearby primary schools and childcare facilities. A short drive will also take you to the heart of Ballarat's CBD. Embrace the convenience of having Woolworths, Kmart, Showbiz Cinemas, Starbucks, Bunnings, Dan Murphy's, and a variety of specialty shops and restaurants right at your doorstep. Opportunities for blocks of this size and aspect are rare, especially considering the trend of smaller block sizes in recent land releases. With its appealing street frontage and a lovely aspect, this lot is perfectly suited for building your dream home. Become a part of the thriving and welcoming Smythes Creek community today! **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 Check List: <http://www.consumer.vic.gov.au/duediligencechecklist> or Victoria Planning Authority - VPA for more information