

# 16A Hewitts Road, Linton, Vic 3360

## Residential Land For Sale

Saturday, 4 May 2024

16A Hewitts Road, Linton, Vic 3360

Area: 3 m2

Type: Residential Land



Jake Clark  
0400194418



Felicity Clark  
0448897167

**\$440,000-\$450,000**

Discover the exceptional potential of this spacious acreage in the heart of Linton with your own private bitumen court road access. With planning approval already secured and essential services such as mains power and water already connected, these predominately cleared parcels offer a unique opportunity to create the home of your dreams amidst the countryside. The gentle contours of the land provide a perfect setting for any design, allowing you to build a home that blends practicality with your personal style. Enjoy the peace and privacy of rural living, where each day starts with the native Australian Flora and Fauna and ends with stunning sunset views. This property is an ideal canvas for those envisioning an expansive estate, a sustainable retreat, or a modern sanctuary. Take advantage of being close to the Linton Township or stroll up the nearby Ballarat-Skipton Rail Trail. With easy access to the Glenelg Highway, you are only 5 minutes away from the Smythesdale Township, 20 Minutes to Ballarat Delacombe Town Centre, 30 minutes to Ballarat's CBD, 70 minutes to the seaside city of Geelong and 2 hours to the hustle and bustle of Melbourne. Contact Jake Clark for more information today on 0400194418. Ballarat's Best-Selling-Team.