

# 2/17 Brooke Street, Smythesdale, Vic 3351

## Sold Residential Land

Friday, 3 November 2023

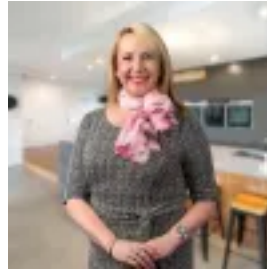
2/17 Brooke Street, Smythesdale, Vic 3351

Area: 649 m2

Type: Residential Land



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**\$170,000**

Spacious township zoned block with a 15m frontage and 42m depth which gives us a total land area of 649m<sup>2</sup> consisting of one title. This land is fully titled which means we can offer flexible settlement terms and you are primed to commence the exciting journey of designing your dream home in this central position. Services include town sewerage connection point just outside the west or rear boundary with mains power passing at front and two water available for connection. Sealed road also passes the front door and you have an existing bath house on the land. Smythesdale is situated on the west side of Ballarat and only 14KM to Delacombe town centre and Bunnings complex. Smythesdale is the northern hub of the Golden Plain's Shire with the Smythesdale Community & Health Centre known as The Well with doctors and pharmacy. Within easy walking distance is the primary school, Court House Hotel and cafés and is fast becoming a sought-after town of Ballarat. Ballarat's Best-Selling Team