

**43 Fawcett. Road, Lucas, Vic 3350**



**Sold Residential Land**

Thursday, 25 January 2024

43 Fawcett. Road, Lucas, Vic 3350

Area: 570 m2

Type: Residential Land



Jimmy Gill  
0421212582



Karan Kamboj  
0456758639

**\$305,000**

Reliance Real Estate is proud to introduce an exceptional opportunity to acquire a vacant titled block in the highly sought-after area of Ballarat, VIC. Situated at 43 Fawcett Road, this prime property boasts a generous size of 569 square meters, offering the perfect canvas for you to create your dream home or investment property. Location plays a pivotal role when it comes to real estate, and this property's position is truly unbeatable. Situated in a prime location, this vacant block presents a fantastic chance to be part of a thriving community in Lucas. Enjoy the convenience of having essential amenities, recreational facilities, zoned to Ballarat High School and Lucas primary school, this block of land is close to some of Ballarat's most prestigious schools with public transport within walking distance. With a sizeable 569 square meters of land, you have ample space to bring your vision to life. Design and build your dream residence, tailored to your preferences and lifestyle. With a 16m frontage and 35.66 m depth, you're able to build the family home and still have enough space at the rear to entertain. Please call Jimmy Gill on 0421 212 582 OR Karan Kamboj on 0456 758 639 For any further information Please see the below link for an up-to-date copy of the Due Diligence

Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist> 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.