

45 Launchley Drive, Cardigan, Vic 3352



House For Sale

Monday, 15 April 2024

45 Launchley Drive, Cardigan, Vic 3352

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Chris McAteer

0419509194

\$2,300,000

Situated just a short 4-minute drive to the Lucas Town Centre, this potential development site is a rare opportunity to land bank now and includes a solid family home, where you have the ability to split the land holding into smaller parcels. The 2.11 hectare allotment is flat, mostly cleared and is zoned Low Density Residential, with gas, power and town water available. Start planning for a development of 3-5 lots (STCA), with land in this location still in demand being in the rapidly developing Western Growth corridor. This home itself offers a country feel and is well designed with lifestyle in mind and a floorplan suiting large families due to the spacious living zones and large bedrooms. Three living rooms include an informal family room with wood combustion heater adjoining the kitchen, formal lounge room with open fireplace, plus an extra space which is the ideal parents retreat, rumpus room or home office. The kitchen is equipped with an electric oven and stove top and has an adjoining meals area. Four bedrooms include a master with walk-in robe and ensuite bathroom, three additional bedrooms with built in robes, along with a study/home office. Other features include the family bathroom, laundry, multiple sliding doors where decks or pergolas could be established to create the perfect outdoor entertaining area. This family home feels a world away yet is just 12 minutes to Ballarat CBD, a few minutes from schools, public transport, Coltman Plaza shopping center at Lucas, and offers a wonderful place of permanent residence. Call Chris for further details.