

5484 Geelong-Ballan Road, Ballan, Vic 3342

Residential Land For Sale

Monday, 17 June 2024

5484 Geelong-Ballan Road, Ballan, Vic 3342

Area: 2 m2

Type: Residential Land



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Contact Agent

Whether you want to capitalize the value of land by subdividing it into 12 lots (Subject to council approval) or you want to enjoy the larger-than-life countryside living while banking the capital growth, THIS IS FOR YOU!! Subdivision allows you to make the best out of "High demand short supply" housing scenario in Victoria. Direct access to the Western Freeway and a less than four-minute drive to Ballan township are prime features of this developable land. Currently, this property is featuring comfortable 4 Bedroom house with ample storage and also generating rental income of \$660 per week. Key features

- 1 minute drive to Western freeway
- 4 minutes' drive to Ballan PTV station with train services to Ballarat and western suburbs all the way to Melbourne CBD.
- 2.2 Km to Ballan township which comprises Ballan medical center, Mecwacare aged care facility, Primary schools, cafes, country grocers, local shops, post office, Bendigo bank and other amenities.
- Less than half an hour drive to major Woodgrove shopping center in Melton featuring prudent retailers such as Dan Murphys, JB Hifi, Harris Scarfe, Flight center, Kathmandu, Rebel, Connor, Chemist Warehouse, Reading cinemas, major banks, restaurants and many more.
- Less than half an hour drive to Ballarat base hospital and Federation university Australia Ballarat campus.

For Further & Better Particulars Contact Harry Sandhu: 0449 975 013 Rajbir Braich: 0413 467 369

DISCLAIMER: All stated dimensions are approximate only and all photos are for illustration purposes only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Due Diligence Checklist - <http://www.consumer.vic.gov.au/duediligencechecklist>.