

**597 & 625 Glenelg Highway,, Smythes Creek, Vic
3351**



Residential Land For Sale

Friday, 14 June 2024

597 & 625 Glenelg Highway,, Smythes Creek, Vic 3351

Area: 18 m2

Type: Residential Land



Joel Williamson
0353314544



Mark Nunn
0409412518

Expressions of Interest Closing 18th July at 5pm

• Approx 46.6 Acres – 18.858 ha • Potential for circa 210 Residential Allotments • New Re-Zoning catchment corridor (STCA) • Ballarat – Victoria's fastest growing regional City Buxton Ballarat are pleased to present for sale this prime development site that is situated in the western growth corridor of Ballarat and sits within the next re-zoning catchment area (STCA). The site offers 46.6 Acres – 18.858 ha of prime land with enormous potential for further development of residential allotments (STCA). The property is also in close proximity to the Delacombe Town Centre anchored by Woolworths and Kmart and is opposite Bunnings Warehouse and Ballarat Lifestyle Centre. Key Features of the property include:

- Large 46.6 Acres – 18.858 ha
- Within the next proposed Ballarat West precinct structure plan
- 2 Minutes to Delacombe Town centre DTC
- 15 Minutes to CBD
- Close to schools and amenities
- This precinct of Ballarat has shown exceptional growth over the past 5-year period, with the property surrounded by numerous highly successful residential and retail/commercial development
- The Ballarat West Growth Area is forecast to grow by an average 6.0% per annum (2022 to 2036)
- 1 Current developments in construction within 1km
- Rare offering of such a substantial parcel of real estate

If you're a developer with a focus on the Ballarat area, don't miss out. The property is being offered for sale via an Expression of Interest closing 18th of July 2024 at 5pm. Please contact selling agents Joel Williamson and Mark Nunn from Buxton Ballarat for all relevant documentation.