

62 Magpie Street, Mount Pleasant, Vic 3350



House For Sale

Thursday, 26 October 2023

62 Magpie Street, Mount Pleasant, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 3996 m2

Type: House



Cameron Webb
0408289632



Ben Smith
0428175156

\$1,785,000 - \$1,963,500

Fantastic Investment Opportunity in Ballarat: A Developer's Dream! Here's your chance to step into an exceptional investment opportunity that's already paved the way for you. A permitted council-approved development plan for six brand-new homes, complete with detailed plans, is on the table. But that's not all, this package also includes a recently updated existing home with four generous-sized bedrooms, each boasting built-in robes and ceiling fans. The home exudes comfort with its separate formal lounge featuring a gas wall heater and French glass doors. Inside, a central family room and study area await, seamlessly connected to a renovated kitchen equipped with modern appliances and a dishwasher. The adjacent dining room opens to a spacious rear deck offering breathtaking views of Ballarat. Plus, there are two large sheds and external window shutters. Inside, you'll find floating floors and a neutral colour palette, with the added warmth of gas central heating and split system. And when you need to cool off, step out to the fabulous elevated deck with expansive evening views. As if that weren't enough, the six proposed contemporary dwellings offer an ideal design. The lower-level features open-plan living, dining, and kitchen areas, a full wet area with a shower, a generous laundry, and an additional rumpus or formal lounge room. Each home comes with a two-car garage with direct home access. On the second floor, the master bedroom boasts an ensuite and walk-in robe, while the second bathroom includes a separate toilet. The two additional bedrooms feature built-in robes, and there's even a central study nook. This property lies directly across from Sovereign Hill, located just over a kilometre to the Ballarat CBD, with incredible walking tracks and a country lifestyle feel, backing up onto the Peady Street Reserve, this Development opportunity ticks all the boxes for future lifestyle and stunning Sunsets On Magpie. This is an incredible opportunity to invest in a ready-to-go project with massive potential in Ballarat's property market. Act fast and make your mark today! Please note: these are artist impressions only. ***Every precaution has been taken to establish the accuracy of the above information. However, prospective purchasers are advised to carry out their own due diligence***