

**7 Browns Road, Smythesdale, Vic 3351**



**Sold Residential Land**

Tuesday, 13 February 2024

7 Browns Road, Smythesdale, Vic 3351

Area: 759 m2

Type: Residential Land



Matthew Edwards  
0401728881



Sophie Constable  
0497272195

**\$220,000**

Set on approx. 759m<sup>2</sup> is this affordable opportunity to build your dream home. • Just a short walk from shops, supermarket, schooling and sporting facilities, this generously sized allotment is titled and ready to build on. • Services nearby include power, water and sewer and other quality homes are being built on adjoining allotments. • Sealed road frontage from Browns Road and a quick drive to Ballarat via the Glenelg Highway. • A 15 minute drive to Delacombe Town centre and a thriving community ideal for families. • There is a 20m frontage allowing for flexibility in build design and ample room for a backyard for your kids and pets. • Blocks in the area are becoming harder to find so be sure to act fast! • For more information call Matt Edwards on 0401 728 881.