

478 Glenelg Highway, Winter Valley, Vic 3358

Acreage For Sale

Saturday, 29 June 2024



478 Glenelg Highway, Winter Valley, Vic 3358

Bedrooms: 8

Bathrooms: 4

Parkings: 4

Area: 1 m2

Type: Acreage



Subhash Godara
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Ankush Sharma
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Contact Agent

Goldfish Real Estate is thrilled to offer an approximately 4.5-acre corner development site in Winter Valley, part of the approved Ballarat West PSP. Location Highlights • Situated in Ballarat's West Approved PSP (Urban Growth Zone) • Just 2 minutes to Delacombe Shopping Centre, a major activity center of Ballarat West • Only 1 minute to schools, sports precincts, parks, transport, and local amenities • Easy access to Ballarat Western Link Road, providing routes to Melbourne or Adelaide • Approximately 12 minutes to Ballarat CBD • About 6 minutes to Ballarat West Employment Precinct • Roughly 6 minutes to Ballarat Airport

Property Descriptions:- Property #478 Glenelg Hwy, Winter Valley VIC 3358 • Land Area: Approximately 2 acres • House: 5 bedrooms, 2 bathrooms, 2-car garage • Rental Income: \$550 per week

Property #486 Glenelg Hwy, Winter Valley VIC 3358 • Land Area: Approximately 1.03 hectares (2.5 acres) • House: 3 bedrooms, 2 bathrooms, 2-car garage • Rental Income: \$580 per week

About Ballarat:- Ballarat, located in Western Victoria, is one of the fastest-growing regional hubs in the state, with a population of approximately 111,973. The population is expected to increase by 19% to 142,624 by 2036 (Forecast.id). The region's key industries include manufacturing, tourism, health and community services, world-class education, retailing, banking and finance, and e industry government services via MyGovHub. More than 50% of the local population is employed in these sectors, Health care is a major of the Ballarat and Australian Govt has planned huge spending in health care sector as Budget for 2022/23 has allocated \$105 billion around 16% of the total govt expenditure To book an inspection, call Subhash on 0423 916 840 or Ankush 0433 991 289 or Jitender 0430 381 816 now!!!

PHOTO ID REQUIRED AT ALL INSPECTIONS Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>

DISCLAIMER: All stated dimensions and information is generic in nature, all parties MUST do their diligence. Particulars given are for general information only and do not constitute any representation on the part of the landlord or agent.