

**Address available on request, Ballan, Vic 3342**

**Residential Land For Sale**

Monday, 17 June 2024



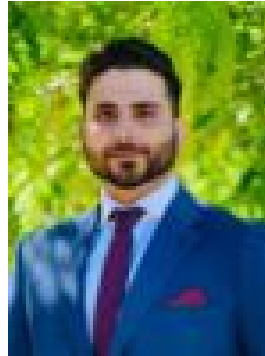
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Area: 1 m2

Type: Residential Land



Bobbi Brown



Muhammad Waqas  
0423109099

## Contact Agent

Unlock the Potential on Geelong Ballan Road This strategically positioned development site on Geelong Ballan Road, subject to council approval (STCA), is poised for transformation. Located on a 3-acre parcel near the Western Freeway, the property offers excellent connectivity to urban centers. Key Features: Prime Location: With close proximity to the Western Freeway, this site ensures seamless access to major transport routes, enhancing its appeal for various development opportunities. Development Potential: This spacious land, with favourable NRZ zoning, holds significant promise for diverse development projects. Preliminary assessments suggest the potential to subdivide into up to 10-11 lots (STCA), accommodating residential, commercial, or mixed-use developments. Existing Amenities: The property's strategic location provides convenient access to local amenities, including train stations and essential services, ensuring ease for future occupants. Current Residence: The existing 4-bedroom, 2-bathroom house offers comfortable living with options for refurbishment, repurposing, or temporary use during the development phase. Opportunity awaits, seize this rare chance to develop a dynamic property on Geelong Ballan Road. Whether your vision is residential or commercial, this site represents a significant opportunity for forward-thinking investors and developers. Please contact: • Muhammad Waqas 0422 424 371 [Waqas@victorialandagents.com.au](mailto:Waqas@victorialandagents.com.au) • Bobbi Brown 0420 710 005 [Bobbi@victorialandagents.com.au](mailto:Bobbi@victorialandagents.com.au) Take advantage of securing significant property, which is perfect for future growth and success. Interested parties are requested to do their due diligence before submitting the offers. Disclaimer: Dimensions are approximate and for informational purposes only. For the latest Due Diligence Checklist, please visit: <http://www.consumer.vic.gov.au/duediligencechecklist>.