

# 90 Miners Hut Road, Smythesdale, Vic 3351

## Sold Residential Land

Thursday, 21 September 2023

90 Miners Hut Road, Smythesdale, Vic 3351

Area: 2 m2

Type: Residential Land



Tim Menz

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## Contact agent

What a wonderful opportunity to secure a fantastic parcel of land for you to build your dream home (STCA). This quality allotment is located just 15 minutes from Delacombe Town Centre and 20 minutes to Ballarat's CBD. Both power and water are in a pit at the front of the property, with the crossover complete and right to go. You'll enjoy the brand-new sealed road providing end to end driving to Ballarat on a sealed surface. The land is approximately half cleared and half bush, providing the perfect blend of privacy and serenity whilst still allowing the buyer to have animals, motorbikes or peruse many other interests. It is also fenced (other than along the front) giving certainty of boundaries and getting you well on the way to be able to start any animal pursuits. The cleared area has also been well fertilized and just sown down to annual rye grass. Being fully titled and ready to start your planning, this superb block is sure to appeal to many. Smythesdale boasts many facilities including, local cafes, supermarket, sporting grounds, skate park, Veterinary practice, Pharmacy, Primary School, takeaway, Hotel, local markets plus much more. Quality parcels like this are becoming so hard to find so be sure to call today to find out more. It's sure not to last.\* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own inquiries to verify the information.