

**Lot 19, Luis Street, Ballan, Vic 3342**



**Sold Residential Land**

Tuesday, 15 August 2023

Lot 19, Luis Street, Ballan, Vic 3342

Area: 825 m2

Type: Residential Land

**\$345,000**

This is a fantastic opportunity to acquire a large, titled parcel of land in the promising and emerging area of Ballan. Situated in a quiet location with convenient access to the freeway and main shops, this land offers great potential for building your dream home. With a generous size of 819m<sup>2</sup> and a wide frontage, there is ample space to accommodate your desired home design, as well as the possibility of including additional features such as a shed or pool (subject to council approval). Ballan is a rapidly growing town that offers a convenient lifestyle. Located just 29 minutes away from Ballarat and approximately an hour from Melbourne, the town provides easy access to both regional and metropolitan areas. Commuting is made convenient with V-Line trains, allowing for a short and efficient express commute to both cities. Don't miss out on this opportunity to secure your own piece of land in Ballan. Contact us today for more information and take the first step towards building your dream home in this thriving area. (Photo ID is Required at all Open For Inspections) At YPA Bacchus Marsh Our Service Will Move You **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor/agent and agency.