

# Lot 315, Gellibrand Road, Winter Valley, Vic 3358



## Residential Land For Sale

Saturday, 11 November 2023

Lot 315, Gellibrand Road, Winter Valley, Vic 3358

Area: 576 m2

Type: Residential Land



Prashant Padwal  
0420216807

**\$350,000**

LOT 315 – Titled – Ready to Build – Includes \$20K Discount – Limited time only! Welcome home to a new Winter Valley – Alluvium is where your new future is revealed, with everything you need to forge your new future. Offering access to all the convenience of shopping, schools, local parks, and neighborhood infrastructure – Winter Valley sits just 6kms from Central Ballarat and around an hour away by train into the Melbourne CBD. Alluvium is a masterplanned residential community unlike anywhere else in Ballarat’s thriving West. Alluvium is set to be home to a new neighborhood activity centre, featuring a major supermarket and a selection of retail stores and food outlets, with wetlands and large local parks close by. This will be a place you’ll be proud to call home. • Walking distance to the conveniences of the planned Alluvium Shopping Centre • Walking distance to vast green open space and playground • Just minutes away from established Childcare, primary and secondary schools • Plus, so much more. Don’t miss this exclusive opportunity. Contact Prashant on 0420216807 for more information today.