

# 186 Coulsons Road, Warrenheip, Vic 3352

## Residential Land For Sale

Wednesday, 26 June 2024

186 Coulsons Road, Warrenheip, Vic 3352

Area: 1 m2

Type: Residential Land



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**\$400,000 - \$440,000**

Discover the potential of this remarkable 4-acre parcel and build your dream home at 186 Coulsons Road, Warrenheip. Sitting on the outskirts of Ballarat's CBD, this unique land boasts two road frontages, providing convenient access via Coulsons and Dorringtons Road. Key Features:

- **Expansive Land:** Spread over 4 acres with 2 titles, offering ample space for various House sites.
- **Dual Access:** Two road frontages for ease of access and versatility (approximately 115m road frontage)
- **Natural Beauty:** Two picturesque dams enhance the property's appeal.
- **Strategic Location:** Situated on the fringe of Ballarat, ensuring a perfect blend of rural tranquility and urban convenience.
- **Connectivity:** Easy access to the Western Freeway, making commuting a breeze.
- **Infrastructure:** Mains power and water are already connected, providing a solid foundation for future developments.
- **Existing Structures:** The property includes the remains of a previous residence and several sheds.
- **Livestock:** Currently being used for livestock with farm fencing around the perimeter. Ideal for:

• **Developers:** Take advantage of the strategic location and existing infrastructure to create a unique residential home and land bank this opportunity.

• **Home Builders:** Build your dream home in a serene setting while enjoying the convenience of nearby Ballarat. Don't miss this exceptional opportunity to secure a prime piece of land with endless possibilities. Contact us today to arrange a viewing and explore the potential of 186 Coulsons Road, Warrenheip. Ballarat's Best-Selling Team.