

**509 Clayton Street, Canadian, Vic 3350**



**Residential Land For Sale**

Wednesday, 19 June 2024

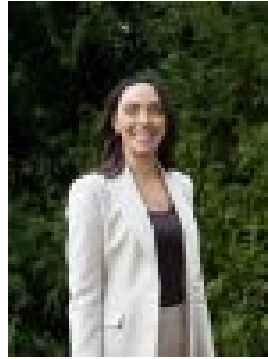
509 Clayton Street, Canadian, Vic 3350

Area: 592 m2

Type: Residential Land



Daniel Nestor  
0437840593



Celeste Giles  
0439381756

**\$299,500**

McGrath Ballarat are privileged to offer the Clayton Rise land estate to the market. With lot sizes ranging from 544sqm – 852sqm with the stunning backdrop of picturesque Canadian, all just 7 minutes drive to the CBD and in close proximity to schools and attractive bushland. • 592sqm • 18.50m frontage and a depth of 32m. • Titled and ready to build on! • BONUS \$5000 landscaping voucher/package with Ballarat Landscaping Supplies. • 7 minute drive to the Ballarat CBD. • Stunning natural backdrop of Canadian, with the gorgeous Canadian State Forest moments from your doorstep. • Close proximity to multiple schools. • Fair, protective covenants in place. • Room for the home, the shed and the pool! The lifestyle awaits!