

# Lot 1409, Binap Street, Bacchus Marsh, Vic 3340

## Residential Land For Sale

Sunday, 23 June 2024

Lot 1409, Binap Street, Bacchus Marsh, Vic 3340

Area: 704 m2

Type: Residential Land



Gurbaaz Sidhu  
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## NO FALL \$349,900 - \$379,900

Addressed: 3 Binap Street Suburb & Estate: Bacchus Marsh - Underbank Estate Size: 704 Sqm (22.00 m x 32.00 m) Gurbaaz Sidhu & Jio Real Estate present an exceptional opportunity for families wishing to build their forever home on a massive 704 Sqm land parcel. With a massive frontage of 22 metres, homebuilders can potentially build a home with a 3 CAR GARAGE (STCA), an element that many growing families can make great use of. With a growing population in neighbouring regions, you will always be close by to friends and family living in Ballarat, Melton, Darley, Brookfield, Harkness, Kurunjang, Pentland Hills, Maddingley, Hopetoun Park and so many more suburbs around. This land has practically no fall, with the only fall occurring at the very back where the easement is, so building your dream house will be left unaffected. Graced with many great amenities within a short walk's distance, this lot truly has all that could be desired, with all the necessary amenities and then some, such as Bacchus Marsh Grammar, the Western Freeway, multiple Primary Schools, Bacchus Marsh Village Shopping Centre, A future Resident's club and several parks all in short driving distances. AND with a beautiful backdrop to boot, passing on this opportunity to build your dream home will be surely regretted. Residents also get access to the planned Club U, which offers access to a private Gym, tennis courts, swimming pool office spaces, and so much more. \*\*\*AMENITIES' DRIVING DISTANCES\*\*\* • 2 min - Club U Residents Club • 4 min - Bellbrook Gardens Country Club • 4 min - Bacchus Marsh Leisure Centre • 4 min - Champions IGA Supermarket • 4 min - Proposed Primary School • 5 min - Western Freeway • 5 min - Bacchus Marsh Railway Station • 5 min - Bacchus Marsh Grammar • 5 min - Bacchus Marsh Village Shopping Centre - Coles, Aldi, Post Office, restaurants, gym and much more • 5 min - Bacchus Marsh College (7-12) • 5 min - Mayfield Early Education • 5 min - Pentland Primary School For a Due Diligence Checklist, please refer to the following link:

<http://www.consumer.vic.gov.au/duediligencechecklist>. DISCLAIMER: All dimensions provided are approximate. The information given is for general purposes only and does not constitute any representation by the vendor or agent.