



40 Masada Boulevard, Winter Valley

Sold

Raine & Horne Land Victoria are proud to present 2 acres Approx. of investment/development property in Winter Valley. Winter Valley is a locality on the southern rural fringe of the City of Ballarat municipality in Victoria, Australia. Delacombe is a large and rapidly growing industrial/ residential suburb on the south west rural-urban fringe of Ballarat, Victoria, Australia. Delacombe forms a large part of the Ballarat West Growth Area where suburban development is encouraged by the City of Ballarat and State Government of Victoria. Much of the city's planned subdivision for new housing estates is happening in Greenfield land in and around the suburb. It is one of the few Ballarat suburbs with its own shopping centres and a future activity centre for the suburb is planned by the City of Ballarat.

Key features are-

- 2 minute drive to Delacombe Town Centre, Bunnings and other desirable amenities
- 2 minutes drive to Winterfield Estate
- 4 minutes to Delacombe Primary School
- 6 minutes to Ballarat Christian College

Property ID: L23406363
Property Type: AcreageSemi-rural
Land Area: 2.0 acres

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- 8 minutes drive to Loreto College
- 9 minutes approx to Ballarat central and Train Station
- Town water, power, and septic tank services available at the property
- Flexible settlement terms can be offered

Well suited to a diversity of purchasers including developer, land bankers, investors (local & overseas) would be wise to inspect this property sooner rather than later.

Call Charanpreet Sandhu on +61 432 712 304 today for further enquiries

interested parties should conduct their due diligence prior to making any submissions.
Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Due Diligence Checklist – <http://www.consumer.vic.gov.au/duediligencechecklist>