



### 35 Wexford Street Alfredton VIC

Exciting opportunity to secure an exceptional 624m<sup>2</sup> allotment in the highly sought after Ballymanus Estate of Alfredton. This superior location has so much to offer! Stockland's shopping complex or Lucas Town Centre, take your pick both are only minutes away giving you comprehensive options, close access to some of Ballarat's best public and private schools; both primary and secondary, Wendouree train station is close enough for commuters, Ballarat CBD is a short 10 minutes and sporting/recreational/entertainment facilities like Lake Wendouree, Ballarat Aquatic Centre, Ballarat Golf Club, Prince of Wales Park are all within easy radius. Build your dream home and be part of one of Ballarat's most prestigious Estates, call Leigh today for more information.

**Price** : \$ 215,000  
**Land Size** : 624 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/alfredton/residential/land/6188310>



**Leigh Hutchinson**  
03 5331 2000



**Robert Cunningham**  
5337 0040