



### 317 Lal Lal Street Canadian VIC

3 1 4

Please contact Robert Cunningham or any of our sales consultants to arrange a convenient time to conduct a safe and controlled private inspection or appointment to discuss.

Here is an unprecedented opportunity for Developers and Builders, outstanding potential with most of the hard work already completed. Boutique 1831m2 development site prepared and with separate access plus providing approved planning permits and drawing plans. Primed to build three x three bedroom townhouses. Modern, spacious and thoughtful in design, this townhouse complex will create popular interest for a comfortable place to call home in a supremely sought after location.

317 Lal Lal Street Canadian, currently comprises an immediately comfortable, neat and tidy original aluminum clad home that consists of three bedrooms. Plenty of living

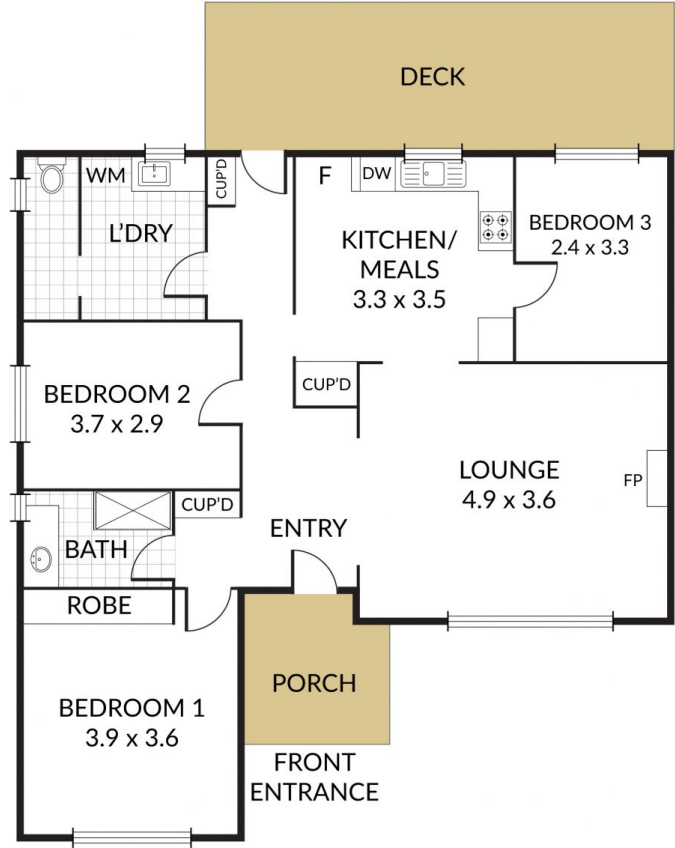
**Price** : \$ 447,500  
**Land Size** : 1831 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/canadian/residential/house/6188355>



**Robert Cunningham**  
5337 0040

Internal 103m<sup>2</sup> External 26m<sup>2</sup> Total 129m<sup>2</sup>

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NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.