



### 117 Clunes Road Creswick VIC

2 1 2

Please contact Tony Lockyer or any of our sales consultants to arrange a convenient time to conduct a safe and controlled strictly private inspection only.

This Victorian property sits high on the service road, a short walk from the beautiful historic township of Creswick with a fantastic block size of 1274m<sup>2</sup> with rear access provided off Pascoe Street, making it perfect for those seeking a future development opportunity (STCA). No heritage overlay applies to the dwelling, allowing buyers complete freedom when accessing their options going forward. As mentioned, a short distance to the centre of town offering shops, new supermarket, Creswick woollen mill, primary school, and a world class golf course. The much loved Creswick market is held each month and is a prime example of the spirit within the town. Convenient easy access to the Freeway, Ballarat and Daylesford. An exciting prospect to add you own touches and take this

**Price** : \$ 228,000

**Land Size** : 1274 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/creswick/residential/house/6188369>



**Tony Lockyer**  
03 5331 2000



**Robert Cunningham**  
5337 0040