



### 81 Wexford Street Alfredton VIC

A great opportunity to acquire a generous sized block 705m<sup>2</sup> approx. within an established and popular pocket of Ballymanus Estate, Alfredton. An ideal location for the growing family, this block offers the convenience of established amenities nearby; recreation and sporting complexes, public transport at your doorstep and close to a choice of public and private schools. This fabulous titled parcel of land with a 20m street frontage is positioned perfectly and only short drive to Delacombe Town Centre, Stockland Shopping Centre, Lake Wendouree, Wendouree Train Station and Ballarat CBD. Make your dream home a reality today and be part of one of Ballarat's most prestigious Estates, offering all the modern conveniences for an easy family lifestyle. Call Leigh for more information.

**Price** : \$ 280,000  
**Land Size** : 705 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/alfredton/residential/land/6188464>



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