



## 26/ Lemon Street Alfredton VIC

Ideally located off Dyson Drive Alfredton. New estate "Allara" 376m<sup>2</sup> block in Ballarat West's established growth corridor booming with new urban development, a popular residential community. Titles July 2021. First home buyers take advantage of the government grants available\*. Relocating, first home buyer, investor or simply looking to down-size, this location offers a comprehensive range of amenities and services close by; parks, reserves and leisure facilities: Ballarat Golf Club/Driving range and Ballarat Aquatic centre, Lake Wendouree, Wendouree train station for commuters, Lucas shopping centre and Delacombe Town Centre, childcare facilities, private and public schooling including Ballarat High School zone and only minutes to Ballarat CBD.

Property hot spot and land selling fast call Leigh today! (\*if eligible to meet the criteria)

**Price** : \$ 175,000  
**Land Size** : 376 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/alfredton/residential/land/6188513>



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