



### 106/4 McGrath Court Cardigan VIC

Establish an esteemed semi-rural lifestyle right on the city fringe in desirable Cardigan, only minutes to Lucas Town Centre, Lake Burrumbeet, close to Wendouree Train station, Stockland shopping centre and easy access to the Western freeway for commuters, plus just 10 minutes to the heart of Ballarat.

This magnificent 2023m2 block will appeal on so many levels to buyers looking to build their dream home and escape to a captivating haven of refined tranquillity within a prestigious semi-rural community, endless possibilities with freedom of space. Where sophistication meets serenity, titles due late 2023, call Leigh today!

**Price** : \$395,000  
**Land Size** : 2024 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/cardigan/residential/land/7433322>



**Leigh Hutchinson**  
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