



30 Cochrane Drive Snake Valley VIC

This lovely 1.75acre (approx.) allotment is ready for you to build your dream home (STCA). Being zoned residential (RLZ) as well as having mains power, town water connected and a cleared site to build a home on. A lot of the hard work has been done for you.

Located in a popular quiet court and only a short 10 minute (approx.) drive to all the amenities of Smythesdale (IGA, take-away shop, doctor, Vet, Pharmacy and more) and only 20 minutes (approx.) from Delacombe shopping centre.

The 9Mx9M shed has a concrete floor, kitchenette, wood heater and floating walls making it a great weekender ready to use now, or the floating walls can easily be removed to provide ample space for a few cars and those additional toys.

Price : \$290,000 - \$310,000
Land Size : 6993 sqm
View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/snake-valley/residential/land/7465117>



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