



### 204/3 McGrath Road Cardigan VIC

Positioned in one of Ballarat's most sought after suburbs, this boutique subdivision offers land of 2089m<sup>2</sup> representing a magnificent semi-rural option for those seeking a private and peaceful feel, encompass the treasures of lifestyle living with enough space for your own pool, tennis court and/or shedding.

Just minutes to your daily essentials at Lucas Town Centre, a community minded hub inspired and designed to capture and offer the best sought after daily conveniences all under one roof plus surrounding shops, medical, schools, childcare and parks. Handy 5 min to Wendouree Train station & Western freeway for commuters and 10 minutes to Ballarat CBD. Land in this proximity remains in high demand, rare and makes this large semi-rural block especially desirable in today's market.

The block is fully serviced with titles to be issued this year. Call Leigh today and secure a block offering an abundance of space for you to start living the best of residential living with a country outlook.

**Price** : \$560,000  
**Land Size** : 2089 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/cardigan/residential/land/7699398>



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