



### 28/ McGrath Court Cardigan VIC

The perfect 2314m<sup>2</sup> block to build your dream home on a larger scale, with plenty of space between neighbours to create your own privacy and to setup the lifestyle you desire.

Close to the Lucas town centre where all of your shopping needs can be met with supermarket, fruit & vegetables, all the essentials located at Coltman Plaza as well as easy access to the western freeway for travel. Many wonderful educational opportunities are available to you from Amaroo Place, as it's within the Ballarat High School zone or take advantage of the one of the top 10 Victorian private schools in our area, including Ballarat Clarendon College.

It doesn't matter what your interest area and hobbies are, Amaroo Place has the capacity to fulfill it all, whether it be sheds and tools, pools and spas, sports and leisure, you will have the ability to build this into your design.

Be a part of the growing and thriving Ballarat community with fine food and dining experiences on your doorstep at the rich cultural heritage centre of town.

**Price** : \$499,000 - \$515,000  
**Land Size** : 2314 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/cardigan/residential/land/7799814>



**Leigh Hutchinson**  
**03 5331 2000**