



### 218 Ballarat Carngham Road Alfredton VIC

This premium 448m<sup>2</sup> block couldn't be positioned more perfectly offering everyday amenities connecting within minutes at your doorstep and quick run into Ballarat CBD. You're surrounded by lifestyle options including parklands, lakes, playgrounds, walking and bike tracks, Ballarat Golf Club/Driving range, Ballarat Aquatic centre and Lake Wendouree. For commuter's convenience of Wendouree train station just minutes away.

Established shopping centres at Lucas and Delacombe Town Centre are handy also childcare facilities, private and public schooling and located in the Ballarat High School zone - Build your new beginning within this popular community, property hot spot and land selling fast call Leigh today!

**Price** : \$320,000  
**Land Size** : 448 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/alfredton/residential/land/7847299>



**Leigh Hutchinson**  
03 5331 2000