



## 212 Specimen Vale BALLARAT EAST VIC

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Three Spacious Living Areas, Five Bedrooms plus study, Two Bathrooms, Approx. 3190 Square Metre Allotment. This well positioned property, close to the City and with great access to schools and shopping offers plenty of opportunity for the astute buyer, developer or investor requiring potential. The home is suitable for renovation and improving, offering plenty of room and scope to do so. Preliminary plans and permits are available for the developer requiring a site with the possibility to develop ten townhouses. Offering loads of living spaces and five bedrooms this home is in a quiet setting opposite parkland and walking tracks. Inspection will delight many.

**Land Size** : 3190 sqm

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/home/6187055>