



**AUCTION**  
SATURDAY APRIL 10th AT 11.00am

**EXCITING OPPORTUNITY**

- Land (960m<sup>2</sup>) plus colorbond shed
- Shed 11.4m<sub>L</sub> x 7.4m<sub>W</sub> with concrete floor
- Town water connected
- All services available

FURTHER DETAILS CONTACT:  
Ian Moyle 0439 686 844 John Conaughton 0428 303 979

Doepel Lilley Taylor **J.P. CONAUGHTON**  
18 Accredited Member Real Estate Institute of Victoria 5331 2000 5331 4211



### L3/6 Traminer Court WENDOUREE VIC

This 960m<sup>2</sup> block is set in an attractive complex off Dowling Street and is ideal for the establishment of a factory, storage facilities and business with the added bonus of an existing 11.4 (L) x 7.4m (W) shed with concrete floor, town water connected and building permit issued. All services are available to this large and easily accessed block. If you need premises for commercial or industrial purposes check out this tidy package in an excellent, convenient location close to Ballarat CBD and the Melbourne freeway.

Agent in Conjunction John Conaughton.

**Land Size** : 960 sqm  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/wendouree/residential/land/6187472>



**Ian Moyle**  
03 5331 2000