



## 20 Crook Court Ballan VIC

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A unique opportunity with the potential to develop! Situated on 1.225Ha this prime land is ready to be developed (STCA) or a very compelling opportunity to create your own dream property away from the hustle and bustle. Being one hour West of Melbourne and 20 minutes from Ballarat, this is the ideal location to move out of the cities yet have quick access to major infrastructure all in under an hour, via the freeway or commute by train. Become part of this closely connected community whilst helping deliver on the nation's housing crisis.

The existing home is secluded from neighbouring properties offering an idyllic sanctuary and comprises four bedrooms, three living areas and two bathrooms. Capitalise on this land parcel under the Neighbourhood Residential

**Type** : House  
**Price** : \$1,625,000  
**Land Size** : 1.225 ha  
**View** : <https://www.doepels.com.au/sale/vic/ballara-t-western-district/ballan/residential/house/8132486>



**Leigh Hutchinson**  
03 5331 2000

[For full version visit the website](https://www.doepels.com.au)