



1448-1450 Gregory Street Lake Wendouree VIC

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Located in Ballarat's most sought-after locale and set on a massive 2703m² parcel of prime Lake Wendouree land is this incredible opportunity to make your mark. This extremely rare and expansive land holding affords its new owner the chance to build their dream new home (STCA) or transform the property into a large development site (STCA). The property currently offers nine bedrooms all with BIR, three bathrooms, kitchen, family and formal lounge room and spacious shedding/workshop. You will enjoy a premium location within a short stroll to Lake Wendouree, Shopping Centre, Ballarat Grammar, medical services, the Botanical Gardens, an array of sporting facilities and only being a short 5-minute drive to the CBD. This rare beauty has endless scope so be quick to book your private inspection with the exclusive listing agent, Tash Guinea 0439 831 058.

Price : \$ 2,250,000
Land Size : 2703 sqm
View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/lake-wendouree/residential/house/6996094>



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Approx House Area 346m²

Approx Land Area 2702m²



Whilst bwm.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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Ballarat
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