



### 33 Paterson Street Lucas VIC

Positioned in the heart of the prestigious Lucas Platinum Estate comes this rare opportunity for possession of vacant land on a titled allotment of 535m<sup>2</sup> (approx). Situated adjacent to Lucas Central Park, this location is popular for its family orientated area, beautifully designed homes, wonderful parklands and in this case, walking proximity to primary schools and Lucas Shopping Centre. This titled land is ready for you to build on and is fully serviced nearby with power, water, sewer and gas. Bring your dream home into fruition and make your enquiries now as this rare opportunity will not last long. The exclusive listing agent Dominic Morrison looks forward to hearing from you.

TH0902

**Price** : \$350,000 - \$380,000  
**Land Size** : 535 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/lucas/residential/land/7076904>



**Dominic Morrison**  
03 53312233  
0409 557 461



**Mitchell Burgess**  
03 5331 2233  
0458019897