



#### 4/ Coates Road Snake Valley VIC

Located just 15 minutes from the Delacombe town centre and just another 5 minutes drive into Ballarat we offer to the future home builder this approx 9659 sqm block (2.1/3 acres) in the highly sought after location of Snake Valley in a private and secluded little estate.

The parcel of land is zoned Rural living and would make the ideal location to build your dream home (STCA) the block is mostly bush, is connected to town water and has power at the front. Its location has a spread of some delightful homes and lends itself to a place you could call home for years. The owner can supply the completed planning permit, land capability assessment and bushfire management statement.

Snake Valley has local pub, primary school and general

**Land Size** : 9659 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/snake-valley/residential/land/7249567>



**James Waterhouse**  
03 53312233  
0408 382 551