



### 1419 Geelong Road Mount Clear VIC

3 1 2

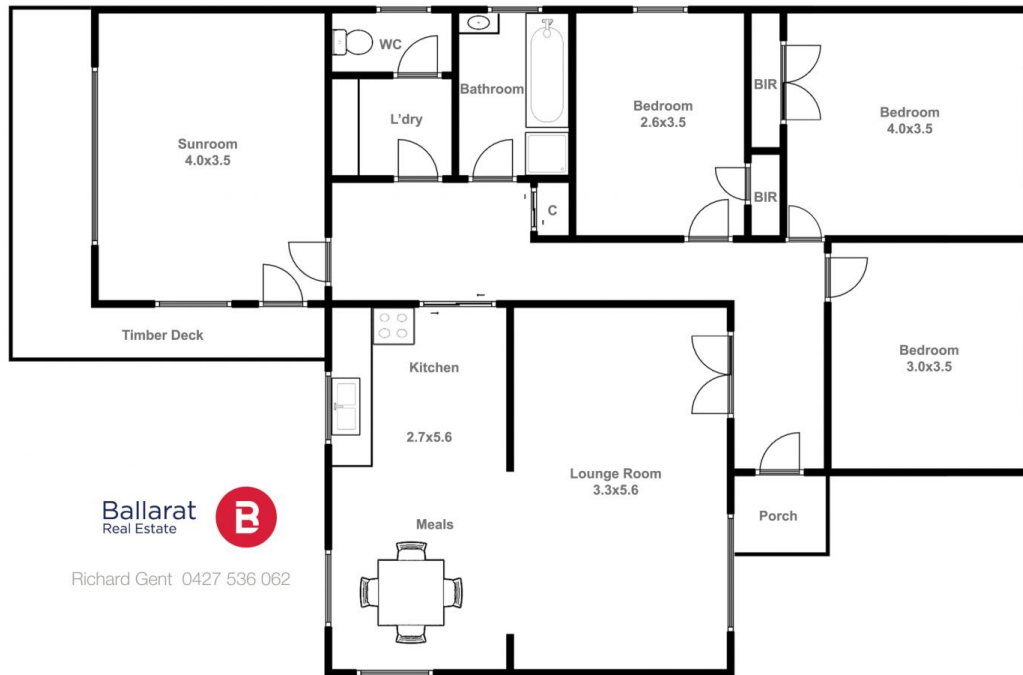
Set on 878 sqm (approx) this home presents a variety of opportunities for the astute purchaser. Beautifully located close to Damascus College, Emmaus Primary School, Midvale Shopping Centre, Mount Clear College and Federation University, this three bedroom brick veneer home features two living spaces, gas heating new window furnishings and is ready to either live in or rent. With subdivision plans having been previously permitted, there are a multitude of options for this property - develop (STCA), rent, renovate or, given the size of the block, exposure and parking options, repurpose into a professional services hub (STCA). Take advantage of this incredible opportunity today by calling the exclusive listing agent Richard Gent on 0427 536 062.

**Price** : \$ 410,000  
**Land Size** : 878 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/mount-clear/residential/house/7933721>



**Richard Gent**  
5331 2233  
0427 536 062

1419 Geelong Rd **Mt Clear**



Ballarat  
Real Estate



Richard Gent 0427 536 062

This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2024 for Ballarat Real Estate.