



### 2001 Geelong Road Mount Helen VIC

Nestled in the highly sought after location of Mt Helen, this building block spans approximately 6,344 square meters (just over 1.5 acres), offering a rare opportunity to create your dream home. The property boasts a picturesque setting with a variety of mature trees and natural vegetation, providing a tranquil and private atmosphere. It has a north-facing aspect of over 150 metres and the property has been fenced on all sides, ensuring security and privacy.

Conveniently located on the corner of Geelong Road and Gear Avenue, this property enjoys proximity to a range of amenities. Opposite IBM, Ballarat Technology Park, Rural Ambulance, ESTA, and Federation University, residents will benefit from easy access to work, education, and essential services. Additionally, with power and gas available, this block presents a rare opportunity to create a

**Price** : \$555,000  
**Land Size** : 6344 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/mount-helen/residential/land/7972279>



**James Waterhouse**  
**03 53312233**  
**0408 382 551**