



62 Magpie Street Mount Pleasant VIC

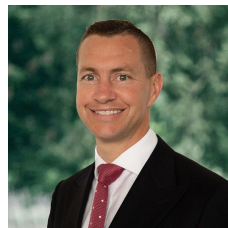
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Spanning approximately 3996m², the property includes plans for six 3-bedroom dwellings designed for modern living, characterized by an open layout. Additionally, two substantial sheds complement the development potential.

The proposed townhouses feature a two separate living areas with an open plan kitchen, meals and living including alfresco downstairs with all bedrooms including the master with balcony upstairs. The homes also include a double lock up garage with internal access.

Opposite Sovereign Hill and only minutes from Ballarat CBD, Cafe precinct and Federation University this expansive 4-bedroom home with new floor coverings and internal updates occupies nearly an acre of land and offers an outstanding development opportunity with incredible views from the rear deck overlooking Ballarat. Boasting an

Price : \$1,250,000 - \$1,350,000
Land Size : 3996 sqm
View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/mount-pleasant/residential/house/7991069>



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Internal 142m² External 3854m² Total 3996m²

62 Magpie Street, Mount Pleasant



4 x 2 x 3 x

NORTH



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

Internal 241m² External 268m² Landsize 428m² Total 509m²

PROPOSED NEW DWELLINGS FLOOR PLAN



3 x 2 x 2 x

NORTH



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