



## 62 Magpie Street Mount Pleasant VIC

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

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Price	e	÷	\$1,250,000 - \$1,350,000	

Land Size : 3996 sqm View : https://www

: https://www.ballaratrealestate.com.au/sale/v ic/ballarat-western-district/mount-pleasant/r esidential/house/7991069



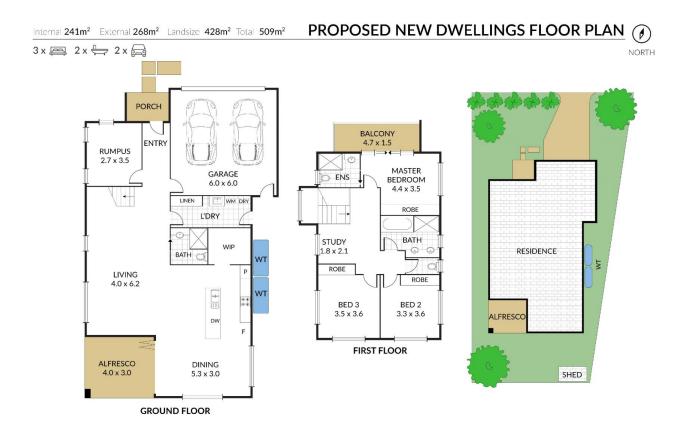


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NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.



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