



**17 Lockett Avenue Invermay VIC**

4 2 6

Discover a rare opportunity to secure a substantial lifestyle property in one of Ballarat's most tightly held blue-chip locations.

Perfectly positioned within walking distance to Invermay Recreation Reserve and Invermay Primary School, and just 10 minutes from Ballarat CBD, this exceptional address blends tranquil rural living with everyday convenience. Easy access to the Western Freeway makes commuting to Melbourne simple and stress-free.

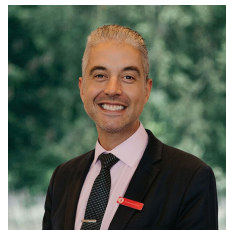
Set on approximately 3.2 acres of cleared land with established gardens, the property offers space, privacy and outstanding versatility. The home itself is neat as a pin and completely move-in ready or add your mark the choice is yours, suiting lifestyle buyers or those seeking room to grow.

The residence features a huge master bedroom complete

**Price** : \$ 1,012,500

**Land Size** : 3.2 Acres

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/invermay/residential/acreagesemirural/8627010>



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Internal 316m<sup>2</sup> External 12681m<sup>2</sup> Total 12997m<sup>2</sup>

17 Lockett Avenue, **Invermay**



3 x 2 x 4 x



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