



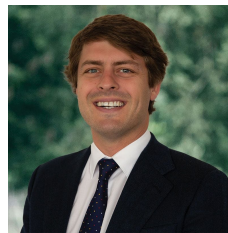
#### 49 Cormorant Grange Winter Valley VIC

Located conveniently close to Delacombe Town Centre lies this 400m<sup>2</sup> (approx) block of land ready for the right owner to make their claim in the exponentially expanding Winter Valley suburb. Positioned near all the shopping, food outlets and other conveniences DTC shopping has to offer, you will have more than the essentials at your fingertips. This property is zoned for multiple primary schools, the popular Ballarat High School and is walking distance to a variety of parks and grounds including the Yorkdale Estate Playground. This land presents an incredible opportunity for those wanting to buy into Winter Valley early while it is on the rise. Be sure to make your enquiries now, the exclusive listing agent Dominic Morrison looks forward to hearing from you.

**Price** : \$ 299,000

**Land Size** : 400 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/winter-valley/residential/land/7123711>



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