



## 79 Masada Boulevard Winter Valley VIC

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Situated in the sought-after area of Winter Valley in Ballarat, 79 Masada Boulevard presents an exceptional opportunity for development or a Business from home nest egg (STCA). This expansive approximately 2-acre allotment offers a range of possibilities, from residential land subdivision to the creation of detached dwellings or even a retirement village or Land Lease Community (LLC).

- This approximately 2-acre allotment, located in the prime area of Ballarat.
- Development opportunities (STCA) include residential land subdivision, detached dwellings, retirement village or Land Lease Community (LLC).
- Concept scheme for 18 lots in a prime Ballarat location.
- Existing 4-bedroom, 2-bathroom dwelling at the entrance of the allotment.
- A short stroll to the new Delacombe Town Centre (DTC).

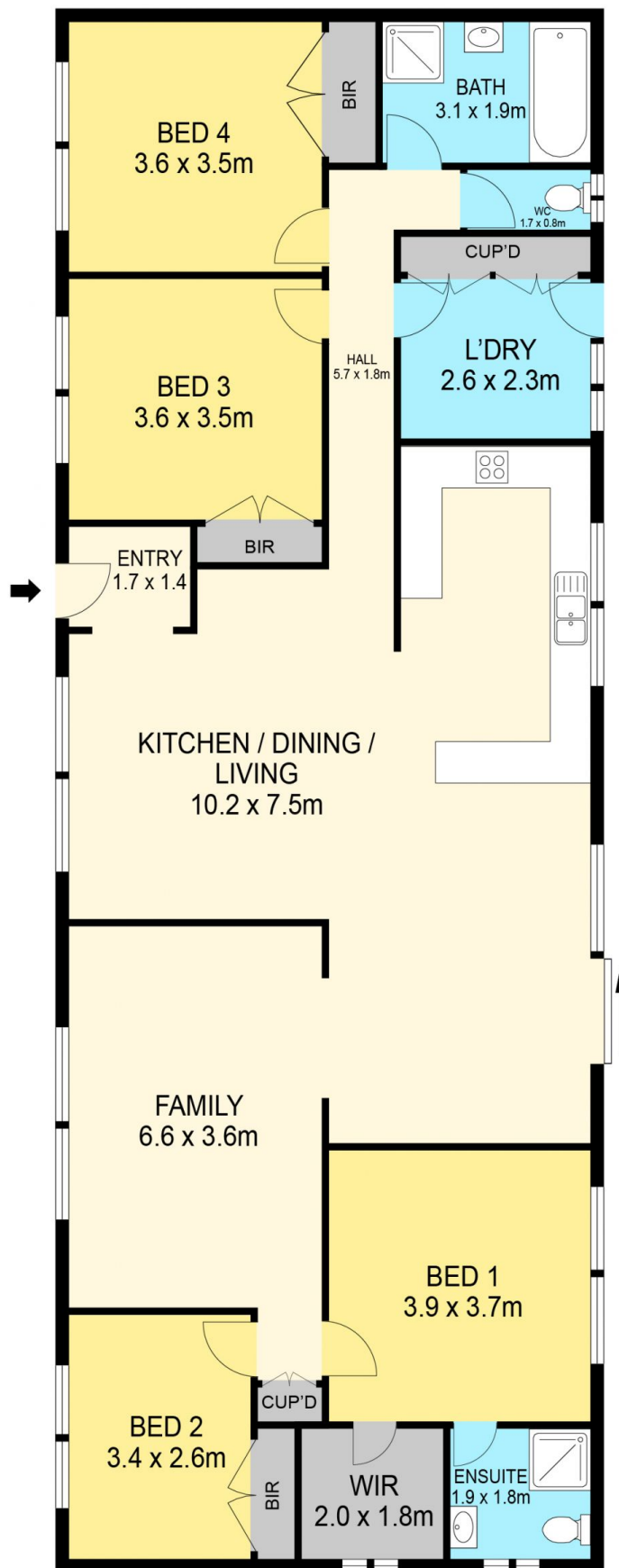
**Price** : \$1,850,000 - \$2,035,000  
**Building Size** : 1 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/winter-valley/commercial/other/8070363>



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Ballarat  
Real Estate

