



## 9a Old Geelong Road Ballan VIC

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Welcome to 9A Old Geelong Road, Ballan-a prime real estate opportunity in a highly sought-after location. This expansive property offers incredible potential for subdivision, with plans for 7 individual lots. Situated in the heart of Ballan, this property is conveniently close to the main street, shops, medical facilities, and major highways providing easy access to Ballarat and Melbourne.

Currently, the site features a comfortable and charming 3-bedroom timber home, generating a steady rental income of \$425 per week. This residence presents a cozy and inviting atmosphere, perfect for families or investors looking to capitalize on the rental market.

The property's proximity to the Ballan train station further enhances its appeal, making commuting to the city a

**Price** : \$980,000 - \$1,050,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballan/residential/house/8092355>

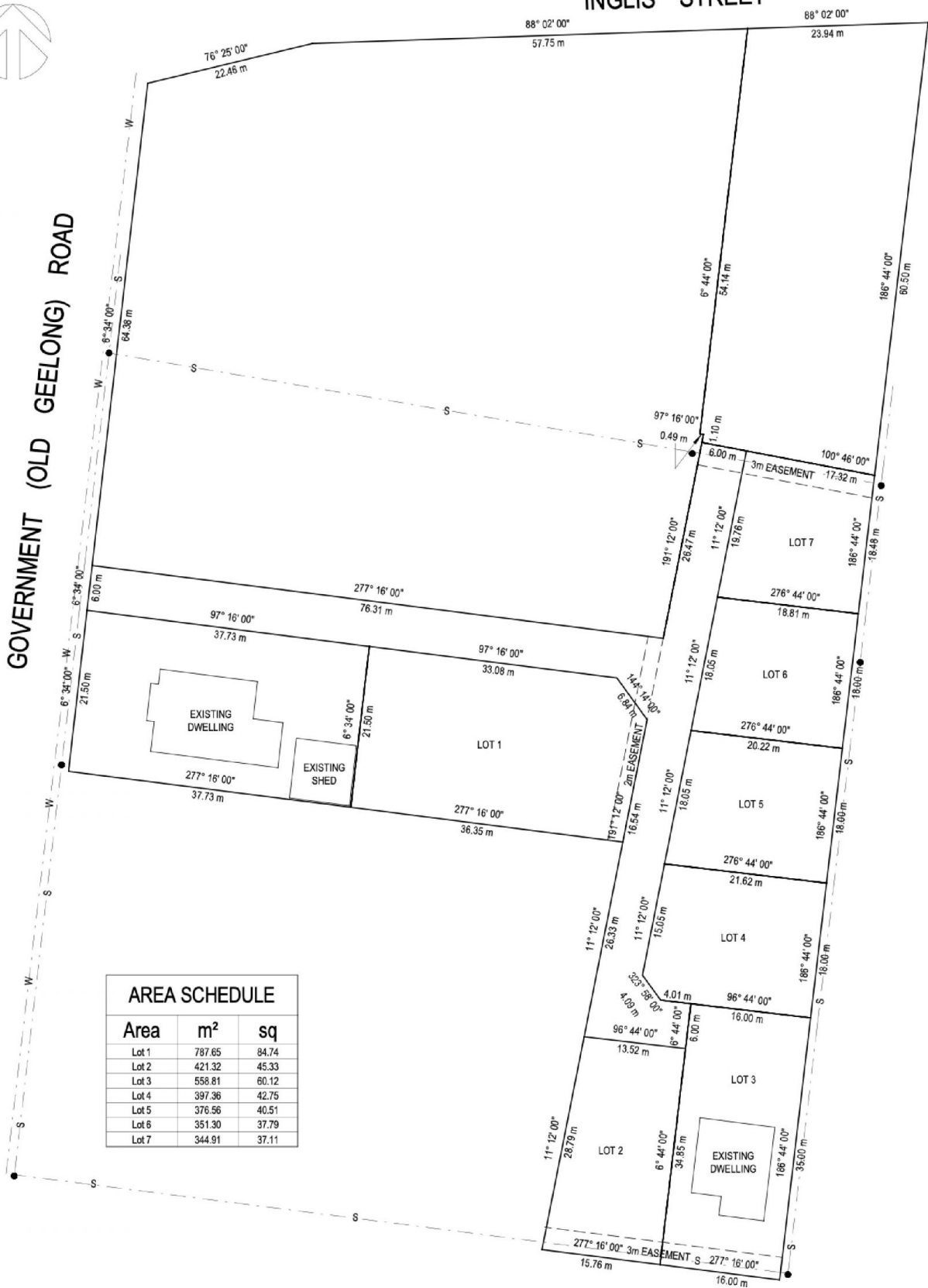


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GOVERNMENT (OLD GEELONG) ROAD

INGLIS STREET



AREA SCHEDULE

Area	m <sup>2</sup>	sq
Lot 1	787.65	84.74
Lot 2	421.32	45.33
Lot 3	558.81	60.12
Lot 4	397.36	42.75
Lot 5	376.56	40.51
Lot 6	351.30	37.79
Lot 7	344.91	37.11