



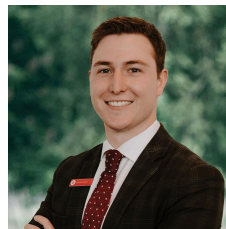
### 228 York Street Ballarat East VIC

This is a rare chance to secure a prime parcel of elevated land in a highly desirable location. Directly backing onto Pennyweight Park, this property offers the perfect setting for your dream home or the potential to develop multiple dwellings (STCA).

Situated within walking distance of Ballarat town centre, Canadian Lead Primary School, universities, Lake Esmond Botanical Park, Sovereign Hill, and public transport, this cleared site is zoned under the premium Residential Zone 1, with all connectable services available.

Opportunities like this don't come around often, act quickly to secure this outstanding property!

**Price** : \$390,000 - \$420,000  
**Land Size** : 1048 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-east/residential/land/8111158>



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