



## 171A Inglis Street Ballan VIC

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Discover an unparalleled opportunity with this expansive 1041m<sup>2</sup> land parcel in a prime location with potential for a planning permit (STCA) for development. Ideal for builders or NDIS providers looking to initiate a project with guaranteed returns, this property promises an unmissable chance to renovate, or for the investor.

Currently featuring four-bedrooms, potential office, a generous main living area plus an extra sitting room with additional glass sliding doors too outside. Perfectly suited for upgraders seeking both location and community vibrancy.

Convenience is at your doorstep with easy access to Mecwacare Healthcare Services Ballan and within walking distance to Ballan CBD (home to the Great Western Hotel, The Tin Plate, IGA, and Ballan Farmers Market), Ballan Recreation Reserve, Ballan V/Line Railway Station, schools, parks, markets, and other local amenities.

**Price** : \$599,900 - \$659,000  
**Land Size** : 1019 sqm  
**View** : <https://www.ypa.com.au/8050255>



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## 171A Inglis Street, Ballan

YPA

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

