



### 13/ Luis Street Ballan VIC

This is an exceptional opportunity to acquire a large, titled parcel of land in the promising area of Ballan. Located in a quiet spot with easy access to the freeway and main shops, this land offers excellent potential for building your dream home. With a generous size of 819m<sup>2</sup> and a wide 19m frontage, there's ample space for your desired home design, along with the possibility of additional features like a shed or pool (subject to council approval).

Ballan is a rapidly growing town offering a convenient lifestyle. Just 29 minutes from Ballarat and approximately an hour from Melbourne, it provides easy access to both regional and metropolitan areas. Commuting is straightforward with V-Line trains offering a quick and efficient express service to both cities.

Don't miss this opportunity to secure your own piece of

**Price** : \$319,000 - \$349,000  
**Land Size** : 819 sqm  
**View** : <https://www.ypa.com.au/8081091>



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