



### 31 Elgin Road Maryborough VIC

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Positioned on the fringe of town, this expansive 2036m<sup>2</sup> (approx.) property offers an exceptional development opportunity with access from both Elgin Road and Crimea Street. Whether you're a developer looking for your next project or someone with a vision for their dream home, this is the perfect canvas (STCA.)

Zoned residential and with essential services available, the property provides ample space for redevelopment (STCA). The existing dwelling is in need of significant repair or demolition and has termite damage. The land is mostly cleared and offers a superb location, just a short drive from the town centre and local amenities.

Don't miss out on this prime opportunity to secure a large, versatile block with immense potential.

Vendor's statement available upon request.

**Price** : \$ 260,000

**Land Size** : 2036 sqm

**View** : <https://www.maryboroughballaratrealstate.com.au/sale/vic/ballarat-western-district/maryborough/residential/house/8126808>



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