**ADDRESS: 335 High Street, Learmonth**

**HEADING: Endless Potential on a Huge Township-Zoned Allotment**

**SCRIPT:**

Welcome to 335 High Street, Learmonth – an exciting opportunity nestled in the heart of a charming country township just 20 minutes from Ballarat. Set within walking distance of the local primary school, general store, and beautiful Lake Learmonth, this property offers both convenience and future potential.

This single-storey weatherboard home sits proudly on a substantial 5,075m² (approx.) allotment and presents the perfect canvas for renovation or redevelopment. Inside, the home features a central living room filled with natural light, providing a comfortable space to relax with family. The adjoining kitchen and dining area are functional and spacious, with scope for modern updates to suit your style.

There are three generously sized bedrooms, each with good natural light and potential for customization. The home includes a single bathroom, neat and serviceable, with room for a refresh to add value and comfort.

Step outside and you're greeted by expansive grounds with endless possibilities. Zoned Township, the sizeable block opens the door for subdivision or development (STCA), making it ideal for investors, developers, or those dreaming of a lifestyle property with room to grow. Whether you're looking to renovate, rebuild, or reimagine, 335 High Street is a rare chance to secure a large parcel of land in a thriving country town.

Don’t miss your opportunity to unlock the potential of this unique property – inspect today!

Price: $**450,000 - $495,000**

Contact: - Mark Nunn

Second Agent: - Cade Rieniets

Bed – 3

Bath – 1

Living – 1

Land size – 5075m2