

# Property Package Fixed Price

**Cherryside Estate**

175 Cherry Flat Road Smythes Creek VIC 3351



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## \$603,752

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Cherryside Estate is a premium estate crafted for luxurious rural living.  
Within 10km of the City of Ballarat  
Smooth access to the Delacombe town centre which boasts some of the most  
amazing restaurants, supermarkets, retail shops, entertainment facilities and  
other aspects of the regional hub  
With beautiful scenic parks, creeks and rural views, the heart of the  
residents will always be delighted  
In close proximity to two local primary schools and the Delacombe Community

|                              |                                     |
|------------------------------|-------------------------------------|
| LAND PRICE<br>\$220,125      | LAND SIZE M <sup>2</sup><br>275.0   |
| BUILD PRICE<br>\$383,627     | BUILD SIZE M <sup>2</sup><br>162.58 |
| LAND REGISTRATION<br>May '26 | EST. RENTAL RETURN P/W<br>ON REQ.   |

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# FLOOR PLAN

CO LIVING

Total Area

162.58 m<sup>2</sup>



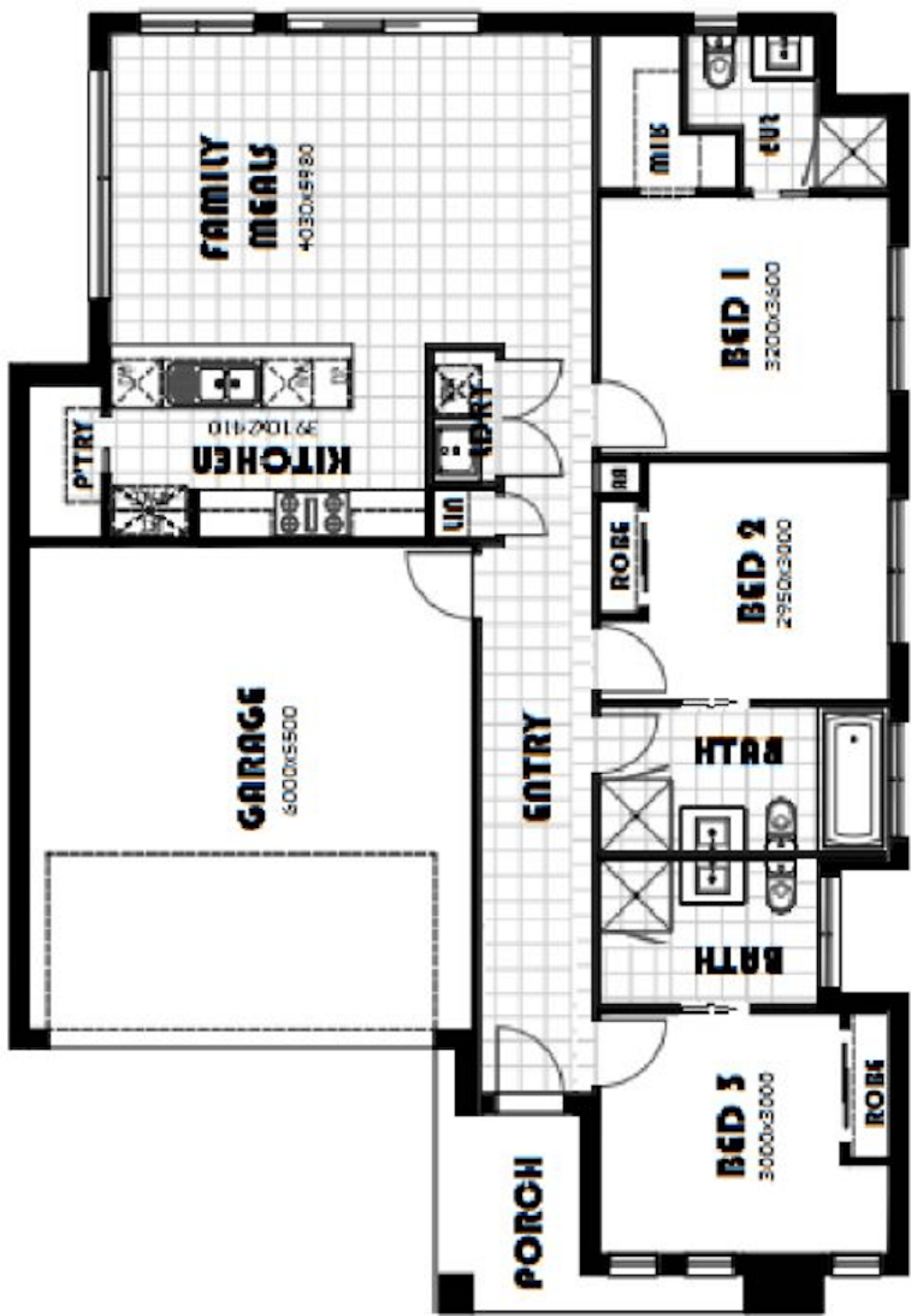
3



3



2



Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.