

Property Package Fixed Price - Full Turnkey

ALLUVIUM ESTATE

418 Carisbrook Cres BALLARAT VIC 3353



\$638,700

Alluvium Estate in Winter Valley offers the perfect blend of modern convenience and relaxed, nature-rich living. Located just 6 km from central Ballarat, the community features a wide selection of titled land lots, lush wetland parks, tree-lined streets and its own shopping centre anchored by Coles. With a proposed government primary school right opposite, future childcare, playgrounds, picnic shelters, and plenty of open green space, Alluvium is designed to bring together family life, lifestyle, and investment potential in one of Ballarat's fastest-growing western corridors.

LAND PRICE \$325,000	LAND SIZE M ² 494.0
BUILD PRICE \$313,700	BUILD SIZE M ² 131.65
LAND REGISTRATION Sep-26	EST. RENTAL RETURN P/W ON REQ.

SYED JAFAR
0417122787
jafar@xpansion.com.au

FLOOR PLAN

SINGLE DWELLING

Total Area 131.65 m²



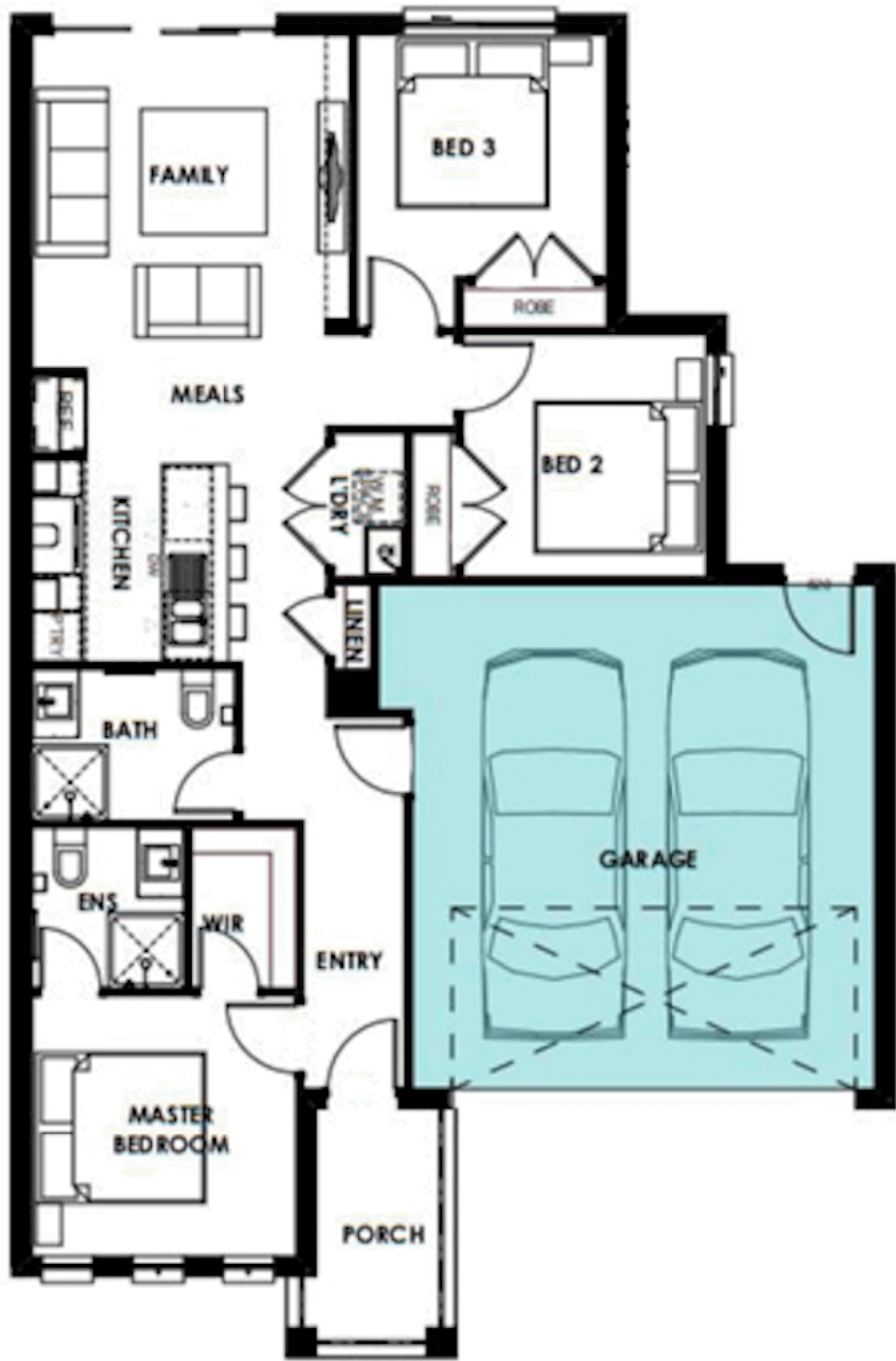
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2



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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.