



Woodland Estate

34.16

1126M2 APPROX

36.07

Maryborough



The town is well-serviced with four major supermarkets and a brand-new hospital, ensuring residents have access to essential amenities. Education is a key focus, with multiple schools providing options for families. The strong sporting culture, along with numerous community groups, fosters an active and connected lifestyle making it easy for newcomers to integrate into the community.

Maryborough's heart lies in its small town feel, where residents can walk down the street and exchange friendly greetings, without the hassle of parking meters. Its strategic location, within two hours of Melbourne CBD and just an hour from both Bendigo and Ballarat, ensures it is well-serviced, offering the perfect balance of country living with city conveniences.

Beyond Maryborough, the surrounding townships of Corambour, Ararat, and Dunolly add to the region's appeal, providing additional lifestyle and housing options for those considering a move to this picturesque part of Victoria.

Whether seeking investment opportunities or a place to call home, Maryborough and its neighbouring towns offer a diverse range of possibilities for all ages and demographics.



Lot Sizes and Prices

| Lot | Size (sqm) | Price (\$) | Lot | Size (sqm) | Price (\$) |
|-----|------------|------------|-----|------------|------------|
| 1 | 669 | 170,000 | 14 | 924 | 188,000 |
| 2 | 808 | 195,000 | 15 | 1447 | 205,000 |
| 3 | 826 | 190,000 | 16 | 1402 | 210,000 |
| 4 | 782 | 200,000 | 17 | 833 | 190,000 |
| 5 | 827 | 190,000 | 18 | 881 | 190,000 |
| 6 | 98 | 160,000 | 19 | 1278 | 240,000 |
| 7 | 790 | 185,000 | 20 | 983 | 200,000 |
| 8 | 128 | 230,000 | 21 | 1386 | 290,000 |
| 9 | 601 | 170,000 | 22 | 890 | 195,000 |
| 10 | 1287 | 230,000 | 23 | 887 | 195,000 |
| 11 | 1547 | 270,000 | 24 | 93 | 100,000 |
| 12 | 942 | 190,000 | 25 | 900 | 190,000 |
| 13 | 960 | 195,000 | 26 | 902 | 180,000 |

Maryborough is a picturesque township of about 8000 residents with thriving sporting clubs, a hospital and four major supermarkets.



4/5 Honeyeater Way Maryborough VIC

All services are here and waiting, roads completed and waiting for your decision on which one suits your needs and dreams of home location

Looking for the perfect place to call home? Woodland Estate in Maryborough's thriving Goldfields region is ready for you! With titles already available, there's no waiting. Secure your block and start planning your dream home today.

This exciting new estate is ideally located just minutes from major retail precincts, schools, and sporting facilities, making it an excellent choice for families, first-home buyers, retirees, and investors.

Maryborough is a vibrant regional hub that offers the best

Price : \$229,000
Land Size : 1126 sqm
View : <https://www.maryboroughballaratrealstate.com.au/sale/vic/ballar-at-western-district/maryborough/residential/land/8251692>



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