

BALLARAT • REFINED

Rutledge Release

STAGE 5B

Alluvium

BALLARAT CARNGHAM RD — WINTER VALLEY

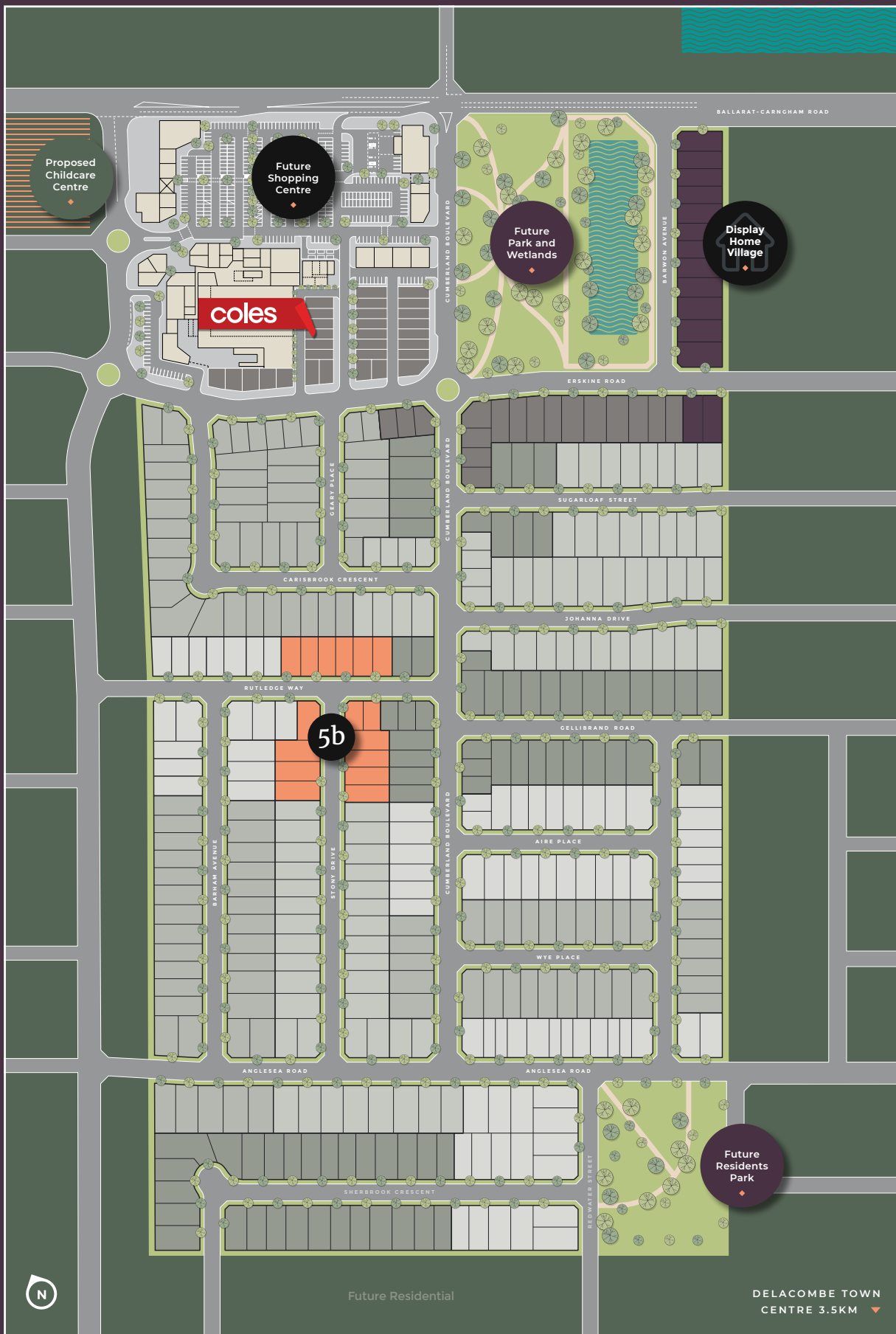
Everything you need to forge your future.

Alluvium is a carefully designed residential community located in Ballarat's thriving western corridor. Offering access to all the convenience of shopping, school and neighbourhood parks — Winter Valley sits just 6kms from the amenity and rich history of the City CBD.

The Rutledge Release features lots between 262m² and 488m² in size, to suit a range of modern home designs and budgets, all set within walking distance to nearby resident parklands and the future Shopping Centre.

Lake Wendouree	5 mins drive
Delacombe Town Centre	5 mins drive
Ballarat Golf Club	6 mins drive
Federation University	9 mins drive
Ballarat Town Hall	10 mins drive
Her Majesty's Theatre	10 mins drive
Art Gallery of Ballarat	10 mins drive





Alluvium

alluvium@oliverhume.com.au ♦ Ph 9684 8143 ♦ alluviumballarat.com.au

Another quality project by **mondous** ●LIVER ■UME

Information contained herein is subject to change without notice. No responsibility is accepted by the vendor nor the agent for any action taken in reliance thereon. Prospective purchasers should make their own inquiries to satisfy themselves on all aspects. Details herein do not constitute any representation by the vendor or the agent and are expressly excluded from any contract. Images are artist's impressions and are used for illustrative purposes only. This plan and dimensions are indicative only and specific uses, road alignment and boundaries shown may vary due to detail design consideration and approval by the relevant authorities. Details are correct at time of printing. © Copyright Mondous Property Australia, February 2023.