



## 95 Curtis Road, LAMPLOUGH, VIC 3352

Fully Established Rural Property Just Minutes from Avoca

**8.09 hectares, 20.00 acres**

Discover a superbly established 20-acre property just 4km south of the thriving township of Avoca, offering an exceptional opportunity for those seeking space, infrastructure, and flexibility. Perfectly positioned in the heart of the renowned Pyrenees wine region, this well-maintained allotment is ready to support a range of lifestyle, agricultural, or future development pursuits (STCA).

The centrepiece of the property is a quality 9m x 18m Colorbond shed with concrete flooring, complete with a skillion-style bathroom and 5,000-gallon water tank, offering immediate practicality for storage, workspace or weekend use. A second 6m x 9m Colorbond shed is also fully concreted and smartly divided into three separate rooms, ideal for workshop use, equipment storage, or hobby space.

Additional improvements include two smaller Zincalume sheds with concrete floors, two steel rainwater tanks, and a well-positioned catchment dam supporting supplementary water supply. The land is fully fenced and features mature shade trees along Rutherford Creek, which frames the picturesque southern boundary of the property.

**TYPE:** For Sale

**INTERNET ID:** 300P183024

**SALE DETAILS**

**\$300,000**

**CONTACT DETAILS**

**Elders Ballarat**  
Cnr Carngham Road &  
Learmonth Street  
BALLARAT, VIC  
03 5336 9500

**Adam Henderson**  
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Offering a peaceful setting without sacrificing convenience, the property is just a short drive from local schools, supermarkets, and community facilities, while also providing easy access to Ballarat and a scenic route to Melbourne. A standout rural holding with exceptional infrastructure and lifestyle potential.

- Land Area 8.093713 hectares







