



CA5 & CA7 Lexton-Talbot Road, LEXTON, VIC 3352

Expansive Rural Lifestyle with Endless Possibilities

6.46 hectares, 15.96 acres

Set on approximately 6.46 hectares (15.96 acres), this exceptional property captures the essence of country living - offering space, privacy, and breathtaking views of the Pyrenees Ranges.

Beautifully positioned within the quiet township of Lexton, the property combines the peace of rural life with the practicality of being just a short drive to Ballarat, Avoca, and Maryborough. Whether you're seeking a weekend escape, lifestyle change, or long-term investment, this location offers the ideal balance of accessibility and seclusion.

Zoned Farming Zone, with Rural Living / Rural Residential potential, the land provides remarkable flexibility. It's a fantastic opportunity to create your dream country retreat, establish a small-scale agricultural venture, or design and build your perfect home (STCA).

The gently undulating landscape opens to sweeping panoramas across the Pyrenees

TYPE: For Sale

INTERNET ID: 300P188031

SALE DETAILS

\$300,000

CONTACT DETAILS

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

Adam Henderson
0458 952 493

Ranges, delivering a picturesque backdrop that changes beautifully with the light and seasons. There's ample space for livestock, shedding, gardens, or outdoor entertaining - all framed by the tranquil beauty of the surrounding countryside.

Opportunities of this scale and quality are becoming increasingly rare. With its commanding views, versatile zoning, and sought-after location, this Lexton acreage offers the best of rural living and long-term potential in one of regional Victoria's most scenic settings.

For further information or to arrange an inspection, please contact Adam from Elders Real Estate on 0458 952 493.

- Land Area 6.46 hectares





