



## 308 High Street, AVOCA, VIC 3467

### Renovated 1920s Charm on a Large Avoca Allotment

Positioned on the peaceful outskirts of Avoca, this renovated 1920s home blends timeless character with modern comforts, offering an inviting country lifestyle on a generous 2,041m<sup>2</sup> (approx.) allotment. With the added advantage of potential subdivision (STCA), the property presents exceptional flexibility for homeowners, investors, or those looking to expand their vision.

The moment you step inside, you'll appreciate the care and quality behind the renovation. Period features have been thoughtfully preserved, while contemporary updates create a warm, stylish, and move-in-ready environment. Light-filled living spaces, an upgraded kitchen, and a beautifully refreshed bathroom deliver comfort and convenience at every turn.

Set on a substantial block, the grounds offer room to grow-whether you plan to landscape, add additional infrastructure, or simply enjoy the space and privacy. An established selection of fruit trees further enhances the outdoor setting, adding charm, shade, and the enjoyment of home-grown produce. The property also lends itself perfectly to those dreaming of a peaceful weekend escape or envisioning a charming Bed & Breakfast in a serene regional setting.

**TYPE:** For Sale

**INTERNET ID:** 300P189834

#### SALE DETAILS

**\$449,000 - \$469,000**

#### CONTACT DETAILS

**Elders Ballarat**

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

**Adam Henderson**

0458 952 493

All the essentials of Avoca township are close at hand, including the public swimming pool, football oval, Avoca Primary School, the local supermarket, and the public library. Combined with the area's renowned wineries, community events, and relaxed country atmosphere, this location provides an enviable lifestyle.

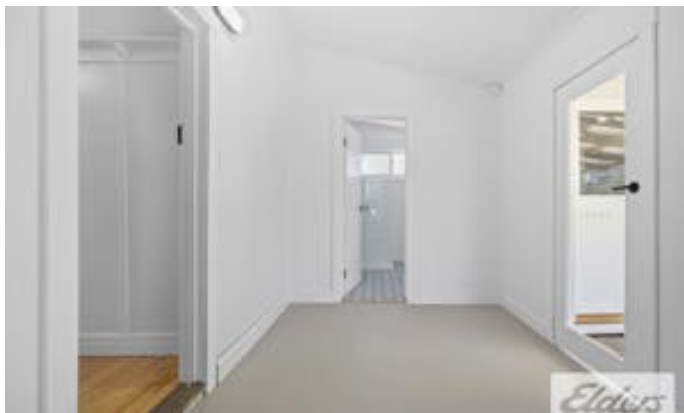
Beautifully updated and rich with potential, this Avoca gem is ready to welcome its next chapter. Whether you're settling in, investing for the future, or creating a country retreat, this property offers an opportunity rarely found.

Contact Adam to arrange your own private inspection.

- Land Area 2,024.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2











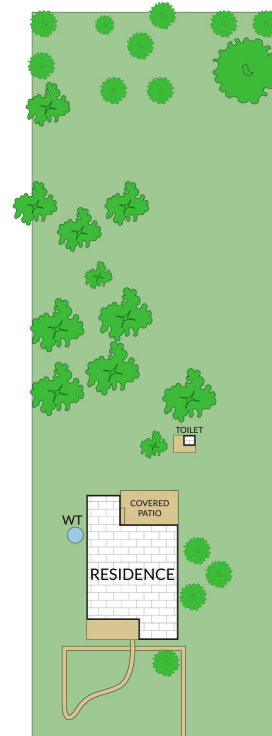
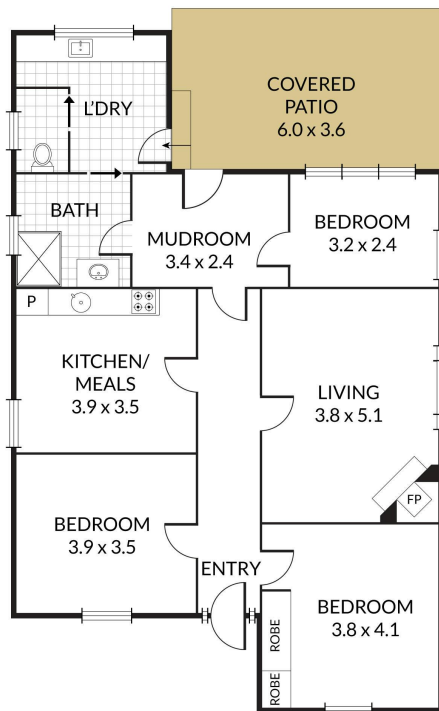


Internal 115m<sup>2</sup> External 1926m<sup>2</sup> Total 2041m<sup>2</sup>

308 High Street, **Avoca**



3 x 1 x 3 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.