



22 Marshall Lane, AVOCA, VIC 3467

Relaxed Family Living with Exceptional Space and Infrastructure

This welcoming four-bedroom home offers space, warmth, and flexibility, making it ideal for family living and relaxed entertaining. The master bedroom is generously sized and features a spacious ensuite with spa, while a separate study provides a quiet and practical work-from-home space.

At the centre of the home is a light-filled, open kitchen that connects seamlessly with both the dining and living areas, creating an inviting hub for everyday life. Slate flooring and impressive 12-foot ceilings enhance the sense of openness throughout, while a second bathroom services the remaining bedrooms with ease.

Designed for year-round comfort, the home is equipped with hydronic heating, evaporative cooling, split systems, and solar panels for improved energy efficiency. Multiple indoor living zones include a separate family room and a billiards room, offering plenty of space for all ages and activities.

Step outside to enjoy the wrap-around bullnose verandah and a spacious outdoor entertaining area complete with a woodfire oven - perfect for hosting family and friends in any season. The home also features a large laundry with a drying cupboard and the added luxury of an indoor sauna.

TYPE: For Sale

INTERNET ID: 300P190386

SALE DETAILS

\$850,000

CONTACT DETAILS

Elders Ballarat

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

Adam Henderson
0458 952 493

Set on a generous parcel of land, the property is well supported with over 45,000 gallons of water storage, three-phase power, room for a dam, and multiple shedding options, including an impressive, shed measuring approximately 29.7 x 13.3 meters.

A property that delivers comfort, space, and outstanding infrastructure, this home presents an exceptional lifestyle opportunity. Located within a short drive to Avoca and Maryborough, with Ballarat within the hour.

Contact Adam to arrange a private inspection.

- Land Area 20 acres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 3
- Single carport









Internal 320m² External 80498m² Total 80818m²

4 x 2 x

22 Marshall Lane, **Avoca**



NORTH



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