



## 282 Egans Lane, AMPHITHEATRE, VIC 3468

Spacious 1920s Homestead Offering Comfortable Rural Living

**6.25 hectares, 15.44 acres**

Welcome to 282 Egans Lane, Amphitheatre - a well-maintained 1920s homestead offering space, comfort, and flexibility.

The home opens to a modern open-plan kitchen and dining area, combining contemporary functionality with the character of the original residence. The floorplan comprises four well-sized bedrooms, a separate study or home office, and a spacious living area suited to comfortable family living.

Outside, the property features a peaceful garden setting and a generous covered entertaining area, providing an inviting space for outdoor enjoyment throughout the year.

Practical infrastructure includes an approximately 8 x 17 metre shed suitable for a range of storage or workshop needs, along with a second smaller shed ideal for garden and general equipment.

**TYPE:** For Sale

**INTERNET ID:** 300P190816

**SALE DETAILS**

**\$570,000 - \$600,000**

**CONTACT DETAILS**

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

**Adam Henderson**  
0458 952 493

Additional features include multiple water tanks, a high tank, and a livestock loading ramp, supporting a practical rural lifestyle.

A solid opportunity to secure a character home with modern conveniences in a quiet Amphitheatre location.

Contact Adam to arrange your own private inspection.

- Land Area 6.25 hectares
- Bedrooms: 4
- Bathrooms: 1



**HOMESTEAD**

<b>Bedrooms</b>	4
<b>Bathrooms</b>	1

















Internal 360m<sup>2</sup> External 165m<sup>2</sup> Total 525m<sup>2</sup> Land Size 62520m<sup>2</sup>

282 Egans Lane, **Amphitheatre**



4 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.