



6820 Pyrenees Highway, AVOCA, VIC 3467

Expansive Country Living with Uninterrupted Views

7.41 hectares, 18.31 acres

Set against the rolling backdrop of the Pyrenees Ranges and spanning approximately 18.31 acres, this captivating mud brick residence offers a lifestyle where space, comfort, and unforgettable outdoor living take centre stage.

At the true heart of the home lies an exceptional alfresco zone—designed for year-round enjoyment and effortless entertaining. Complete with a striking open fireplace and surrounded by sweeping rural vistas, this space invites you to gather, unwind, and take in the serenity of your surroundings, whether it be long summer evenings or cosy winter nights under the stars.

Inside, the home complements this lifestyle with warmth and functionality throughout. The beautifully appointed kitchen is both stylish and practical, flowing seamlessly into the adjoining dining area to create a natural connection between indoor living and outdoor entertaining. A separate, spacious living room provides a comfortable retreat for the family, all while capturing picturesque views from every angle.

TYPE: For Sale

INTERNET ID: 300P194214

SALE DETAILS

\$1,200,000

CONTACT DETAILS

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

Adam Henderson
0458 952 493

Accommodation comprises three well-sized bedrooms, all fitted with built-in robes, including a privately positioned master complete with ensuite. A centrally located main bathroom services the home with ease.

The land itself is equally impressive, offering versatility and infrastructure suited to a range of rural pursuits. With substantial farm shedding, a powered "man's shed," multiple water tanks, and two sizeable dams, the property is well-equipped for both lifestyle and productivity.

Conveniently located close to Avoca and within easy driving distance to Maryborough and Ballarat, this outstanding property delivers the perfect blend of peaceful seclusion and everyday accessibility.

A truly compelling offering, where the alfresco lifestyle is not just an addition-but the centerpiece of an exceptional country escape.

- Land Area 7.409794 hectares
- Bedrooms: 3
- Bathrooms: 3

HOMESTEAD

Bedrooms	3
Bathrooms	3







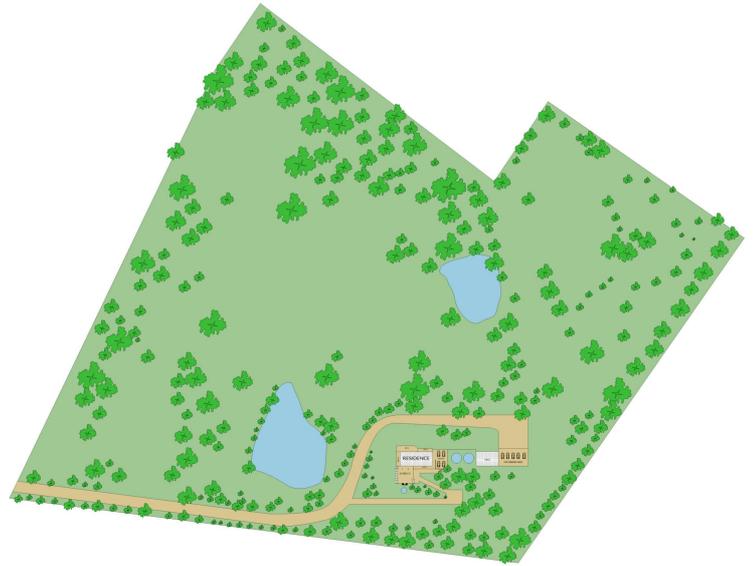


Internal 145m² External 530m² Total 675m² Land Size 74097m²

6820 Pyrenees Highway, **Avoca**



3 x 2 x 12 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.