



314 Joseph Lane, AMPHITHEATRE, VIC 3468

Pyrenees Retreat – 19 Acres of Privacy & Potential

7.69 hectares, 19.00 acres

Positioned within the stunning Pyrenees Ranges, this 19-acre lifestyle property presents an opportunity to secure a private and versatile rural holding. Offering a balance of character, functionality, and self-sufficient living, the property is ideally suited as a permanent residence, weekend retreat, or lifestyle investment.

The elevated two-bedroom period home captures sweeping views across the surrounding landscape and showcases timeless charm, with high ceilings and a warm, inviting interior. Complementing the home is a separate bungalow (partially completed), providing scope for guest accommodation, a studio, or potential short-term rental income.

Designed with sustainability in mind, the property features a solar power system with battery storage, along with substantial water infrastructure including a large tank and additional tanks ready for installation. The land itself is well-appointed, offering a sizeable dam, seasonal creek, established olive and fruit trees, and ample space for grazing or further development.

TYPE: For Sale

INTERNET ID: 300P195135

SALE DETAILS

\$500,000 - \$550,000

CONTACT DETAILS

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

Adam Henderson
0458 952 493

Additional improvements include two shipping containers with an adjoining carport, ideal for storage or workshop use, as well as materials ready for the construction of a new shed.

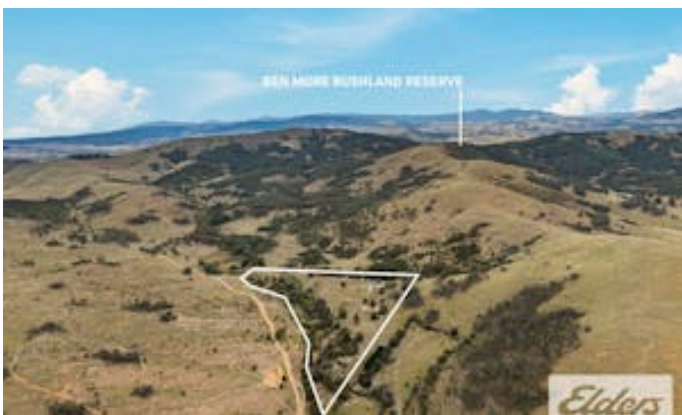
Offered fully furnished, the home allows for immediate enjoyment and a seamless transition to country living.

Located within the renowned Pyrenees wine region, and within easy reach of Avoca, Amphitheatre, and Lexton, this property delivers privacy, natural beauty, and lifestyle flexibility in one of regional Victoria's most desirable settings.

- Land Area 7.689027 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1







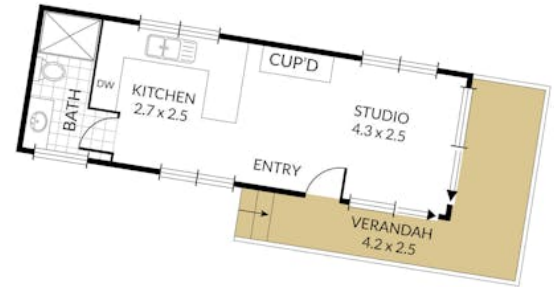


Internal 91m² External 77217m² Land Size 77308m²

314 Joseph Lane, **Amphitheatre**



2 x 2 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.