



## 617 Ponderosa Road, BEALIBA, VIC 3475

Peaceful 20-Acre Rural Retreat in Bealiba

**8.09 hectares, 20.00 acres**

Set on approximately 20 acres, this versatile property in Bealiba presents an exceptional opportunity for those seeking a peaceful country escape, private retreat, or idyllic rural lifestyle setting within the highly sought-after Rural Living / Rural Lifestyle zoning.

The largely cleared allotment offers a spacious and low-maintenance environment, perfectly suited to embracing the freedom, privacy, and tranquillity that country living is renowned for. Whether you are searching for a weekend getaway, a lifestyle haven to enjoy with family and friends, or a property with scope to further enhance over time (STCA), this unique holding delivers endless potential in a picturesque rural setting.

Improvements to the property include multiple sheds providing excellent storage options, a solid brick building, and a separate bungalow, adding flexibility for casual accommodation, studio space, hobby use, or recreational pursuits.

Surrounded by expansive open landscapes and peaceful rural surrounds, the property

**TYPE:** For Sale

**INTERNET ID:** 300P195657

**SALE DETAILS**

**\$285,000**

**CONTACT DETAILS**

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

**Adam Henderson**  
0458 952 493

captures the essence of relaxed country living-offering space to unwind, enjoy outdoor activities, and create the lifestyle you have always envisioned, all within the charm and character of country Victoria.

Please note, no services are currently connected to the property, allowing purchasers the opportunity to further develop and tailor the property to suit their individual needs and vision (STCA).

Contact Adam today to arrange your private inspection and experience the lifestyle potential this outstanding rural property has to offer.

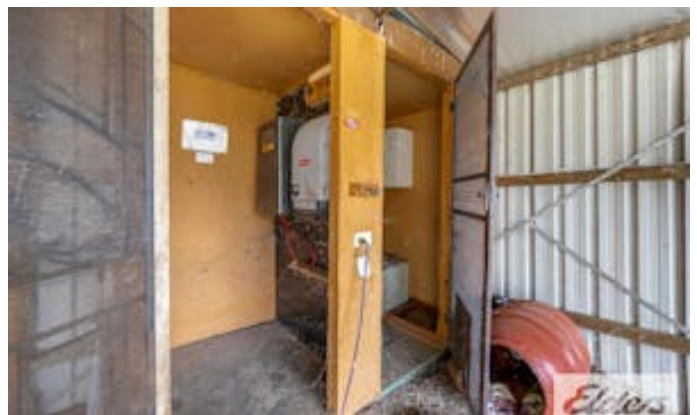
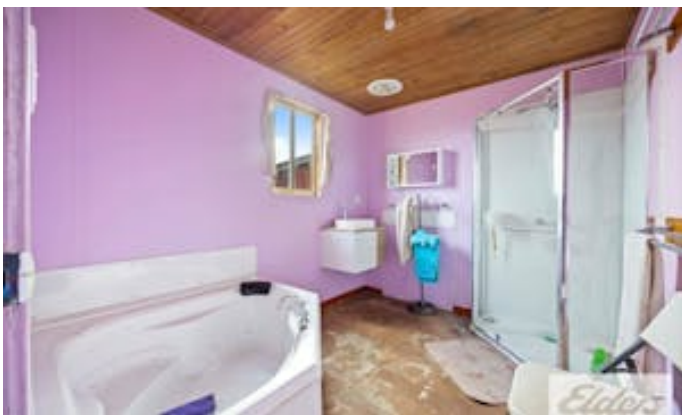
- Land Area 8.093713 hectares
- Bedrooms: 3
- Bathrooms: 1

## HOMESTEAD

Bedrooms	3
Bathrooms	1







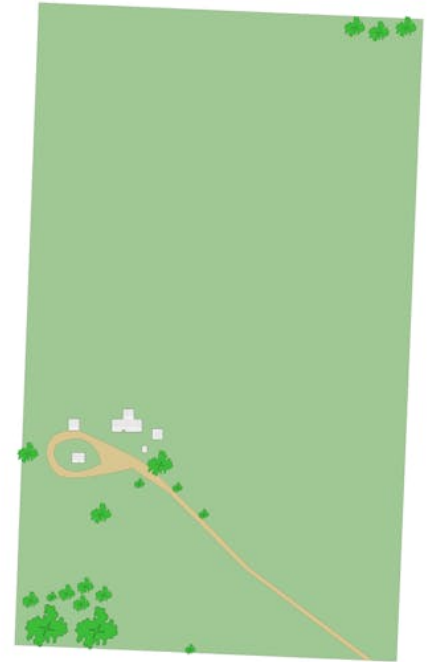
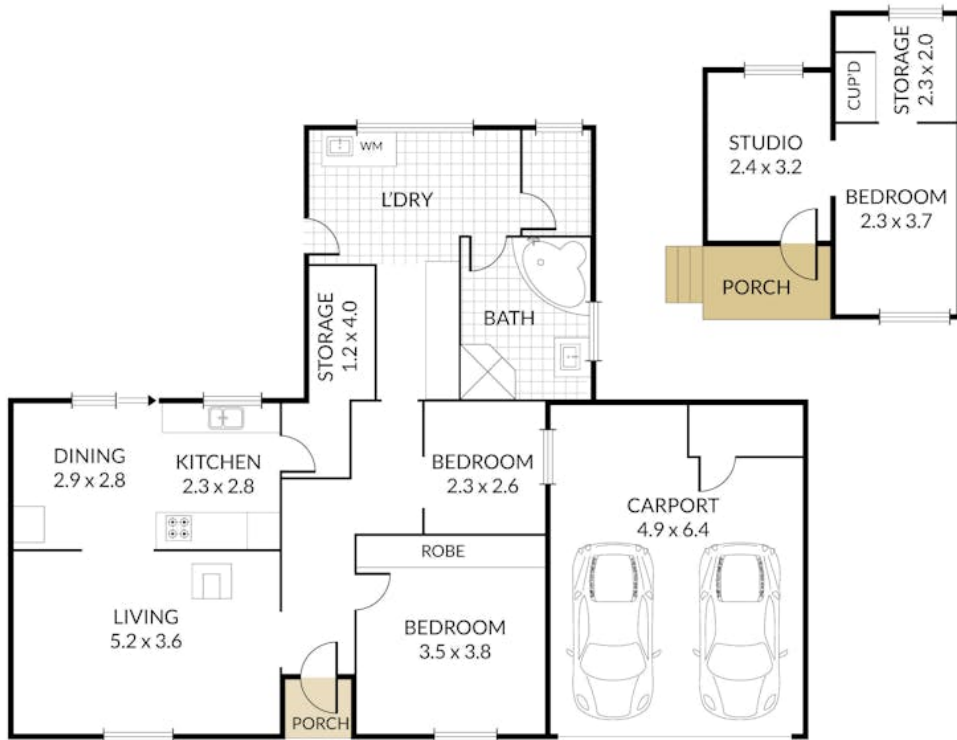


Internal 150m<sup>2</sup> External 80468m<sup>2</sup> Land Size 80618m<sup>2</sup>

617 Ponderosa Lane Bealiba



3 x 1 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.