



CA 111-115 Pyrenees Highway, AMPHITHEATRE, VIC 3468

Scenic 184-Acre Grazing Property in the Pyrenees Region

74.46 hectares, 184.00 acres

Located in the highly regarded and picturesque Pyrenees region, this productive 184-acre grazing property offers a rare opportunity just 15 minutes from Avoca and 50 minutes from Ballarat. Whether you're looking to expand your current holding or secure a prime starter block, this versatile parcel of land delivers outstanding potential.

The property features rolling, undulating hills with elevated sections offering panoramic views of the surrounding countryside-ideal for potential home sites (STCA). Adding a touch of history and character, remnants of a stone hut from past generations are still visible on the land.

Well-maintained fencing-including electric and sections of kangaroo exclusion fencing-encloses the property, which has been primarily used for cattle grazing. The land boasts a strong fertiliser history, supporting healthy clover and native grass pastures.

Three reliable dams with excellent catchment provide a secure water supply for stock,

TYPE: For Sale

INTERNET ID: 64P4386

SALE DETAILS

\$660,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

Michael Fratin
0409 184 572

and a functional set of cattle yards is included. With dual road frontages and power accessible, this well-located property opens the door to a range of future development or agricultural possibilities.

Key Features:

- *184 acres of gently undulating grazing land
- *15 mins to Avoca, 50 mins to Ballarat
- *Elevated potential home sites with stunning views (STCA)
- *Established pasture with strong fertiliser history
- *3 reliable dams and cattle yards
- *Quality fencing, including electric and kangaroo exclusion sections
- *Dual road frontages and nearby power access
- *Historical stone hut remnants on site

Don't miss this chance to secure a productive, scenic, and historically rich property in one of Victoria's most sought-after rural regions.

- Land Area 74.462158 hectares





