



## 63 Wills Street, LANDSBOROUGH, VIC 3384

### Victorian Charm, Modern Comforts & Breathtaking Lifestyle Appeal

Step into a storybook setting at 63 Wills Street, Landsborough â## a beautifully preserved and lovingly updated c.1920 Victorian cottage framed by a classic veranda. This enchanting home blends timeless character, contemporary comforts, and the serenity of country life. On a sprawling 2023mÂ² (approx.) allotment, it also presents an exciting opportunity for subdivision (STCA) or to continue its proven success as an Airbnb short-stay retreat.

From the moment you arrive, the home radiates warmth and welcome. Inside, you'll discover baltic pine flooring, timber-lined ceilings, original timber doors, dado boards, and open fireplaces that tell tales of the past â## now paired with three split system air conditioners, instantaneous hot water, and a light-filled updated kitchen for modern ease.

Offering four bedrooms, two with built-in robes and three with open fireplaces, this home is ideal for families, guests, or those working from home. The bathroom features heritage tiling, a timber vanity, and a shower-over-bath, while the laundry/mudroom provides direct access to a double carport, currently used for alfresco dining â## perfect for long lunches or peaceful evenings outdoors.

**TYPE:** For Sale

**INTERNET ID:** 64P4447

**SALE DETAILS**

**\$369,500**

**CONTACT DETAILS**

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Linda Fry**

0484 022 203

Step outside and prepare to fall in love all over again. Relax in the heated UV-sanitised Outback Plunge Pool, complete with a solar blanket for year-round enjoyment. Whether it's a cooling dip after a day exploring the Pyrenees, a soak under the stars, or wine by the firepit enjoying the golden hour sunsets, this is lifestyle at its best.

A separate shed with 3-phase power, concrete floor, pot belly fire, workbench, TV, and an artistic wall mural adds even more personality and functionality - the perfect workshop, creative studio, or retreat. There's also a secure chook yard (currently used for wood storage), two water tanks, and multiple gated access points behind traditional farm-style fencing.

Located just 300mt from Landsborough's friendly township, you'll enjoy a vibrant yet peaceful community known for its welcoming pub, weekend coffee culture, and heartfelt connections. Nestled at the foothills of the Pyrenees Ranges, the region is a haven for adventure lovers - offering bushwalking, mountain biking, motorbike and horse riding, kayaking, and easy access to some of Victoria's best wineries and scenic landscapes.

Character, comfort, community, and adventure - it's all waiting for you at 63 Wills Street, Landsborough. Whether you're seeking a peaceful weekend retreat, a lifestyle change, or your forever home, this is a rare opportunity to secure a truly unique piece of the Pyrenees. Ideally located just over 2 hours from Melbourne, 1 hour 15 minutes to Ballarat, and 30 minutes to both Ararat and Stawell.

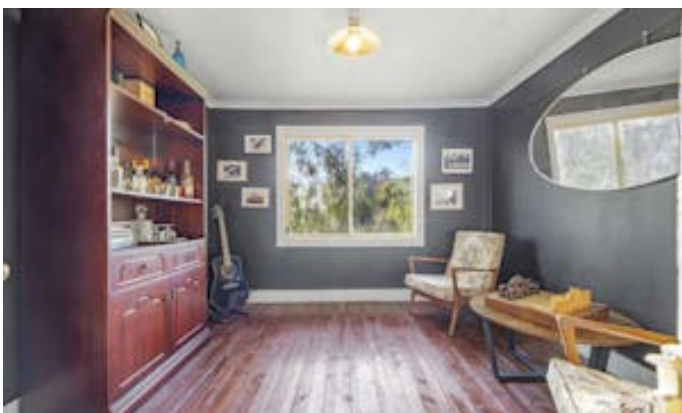
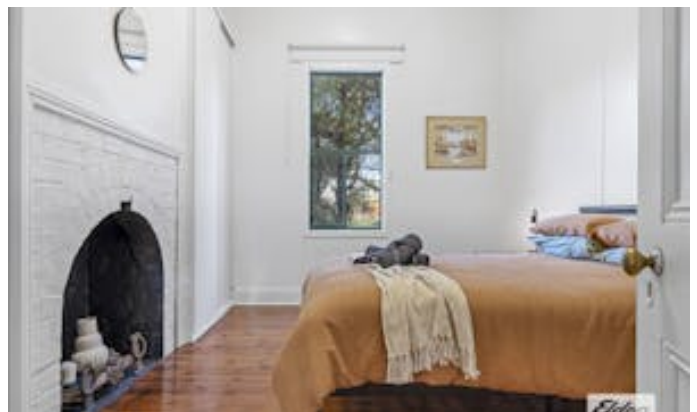
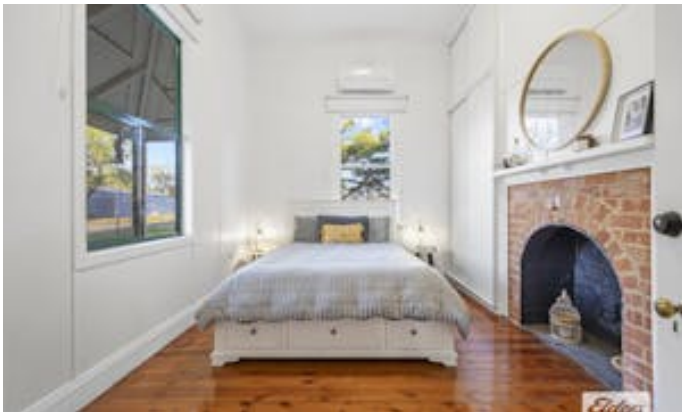
Don't miss your chance - contact Linda Fry at Elders Real Estate on 0484 022 203 to arrange your private inspection today.

Other features: 3 Phase Power, Area Views, Pool

- Land Area 2,023.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Single garage
- Double carport
- Floorboards















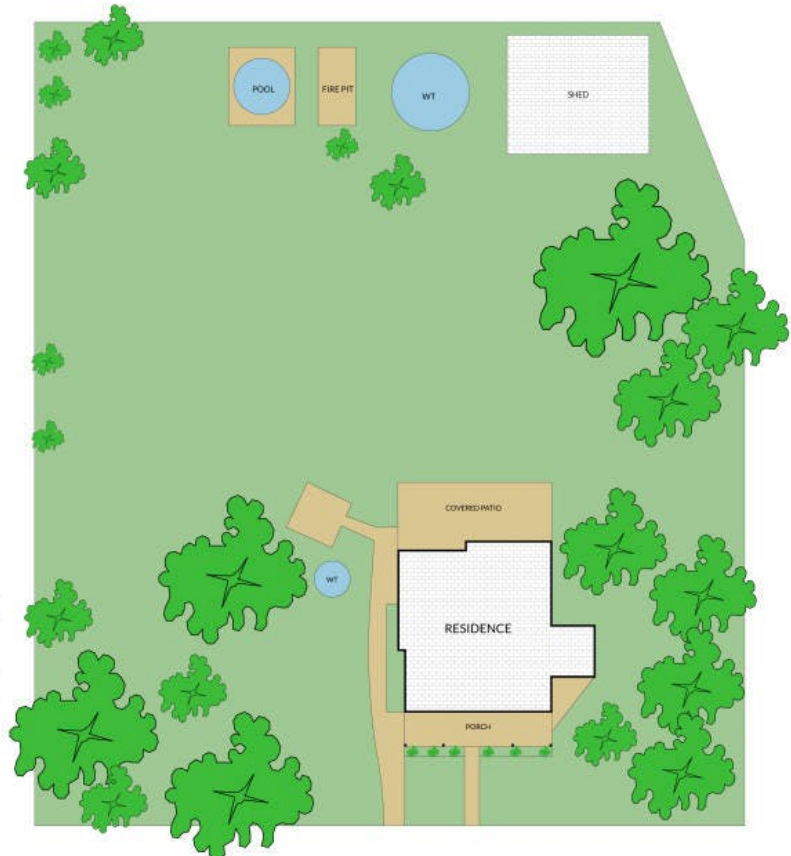
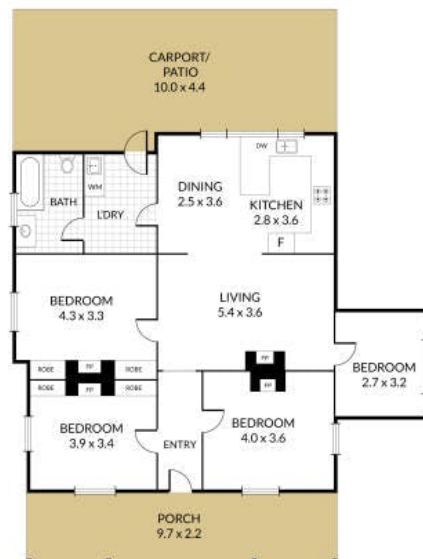
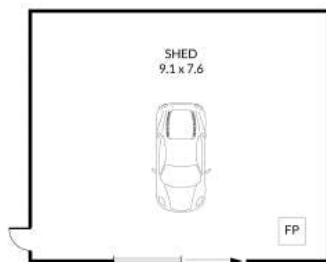
Internal 112m<sup>2</sup> External 1911m<sup>2</sup> Land Size 2023m<sup>2</sup>

63 Wills Street, **Landsborough**



NORTH

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.