



## 275 Le Page Road, NEERIM SOUTH, VIC 3831

"Ambleside" - A Private 65 Acre Country Escape

**26.30 hectares, 65.00 acres**

Set in a quiet no-through road just minutes from the Neerim South township, "Ambleside" offers an exceptional lifestyle retreat across approximately 65 acres of gently undulating land, complete with sweeping rural views and a true sense of peace and privacy.

Lovingly maintained and beautifully established, the home is warm and inviting, with a north-facing open plan living, meals and kitchen zone that captures natural light and showcases the stunning outlook. A woodfire adds character and comfort, while reverse cycle heating and cooling ensures year-round ease. A second living area provides flexibility for family or guests, and the wide north-facing veranda is the perfect place to relax and take it all in.

Outdoors, the property unfolds into a picturesque landscape of established deciduous and evergreen trees, fruit trees and pockets of natural bushland, creating a setting that feels worlds away. Well-equipped for lifestyle or farming pursuits, the property includes quality shedding with a high clearance machinery or hay shed, an exceptional lock-up workshop with remote roller door, plus functional yards, loading race and a character-filled old shearing shed. Water is abundant with a dam, seasonal creek and gravity-fed reticulated water system, and fencing is in excellent condition throughout.

**TYPE:** For Sale

**INTERNET ID:** L40395638

**SALE DETAILS**

**\$1,250,000 -  
\$1,375,000**

**CONTACT DETAILS**

**Warragul**  
71 Queen Street  
Warragul, VIC  
03 5622 3800

**Miranda Pike**  
0404193205

Suitable for Cattle, Deer, Cattle, Sheep, Alpacas etc, or simply agist the acreage out and enjoy the view without the responsibility.

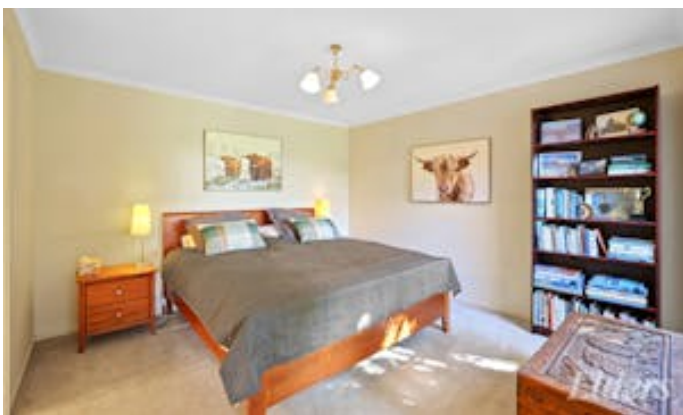
Adding further appeal, a fully self-contained bungalow with its own outdoor area provides the perfect space for extended family or guests to stay in comfort.

A rare opportunity to secure a peaceful country escape that feels a world away, yet remains within easy reach of Melbourne - ideal as a refined weekender or a permanent lifestyle change.

- Land Area 26.304567 hectares
- Bedrooms: 3
- Bathrooms: 2

## HOMESTEAD

<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>2</b>







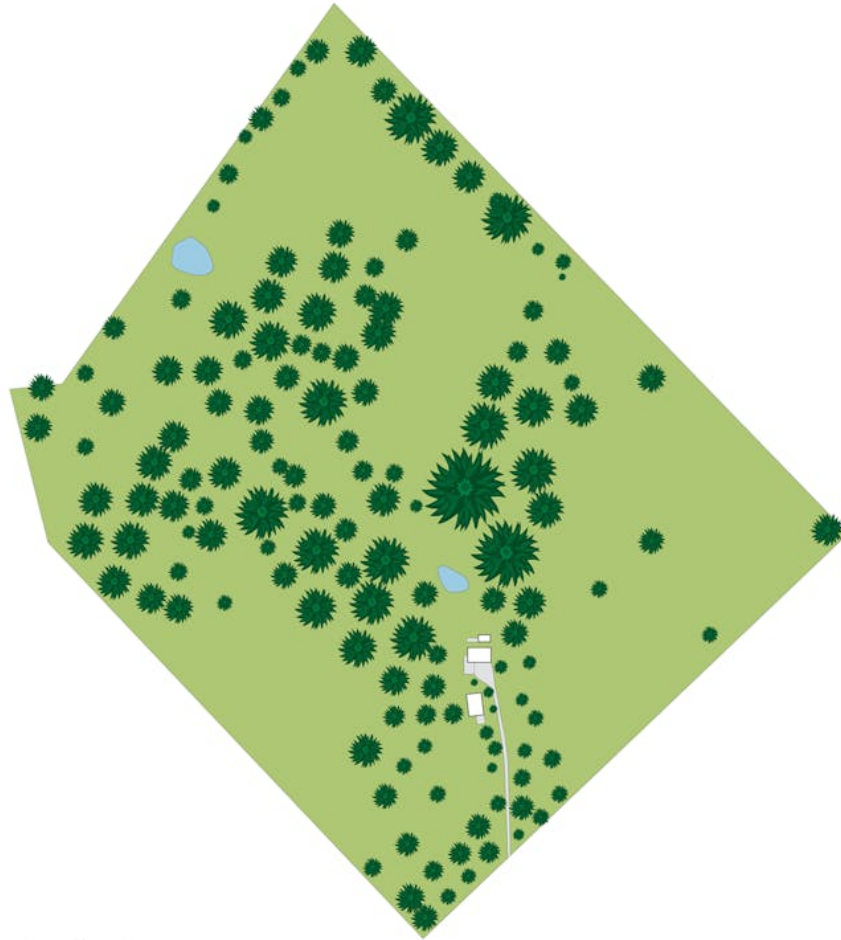




## 275 Le Page Road, Neerim South

Approx. 19.37

While every effort has been made to ensure the accuracy of the floor plan provided, all measurements are approximate and intended for illustration purposes only. We accept no responsibility for any errors, omissions, or inaccuracies. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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