



### 203 High Street Avoca VIC

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**HIDDEN OASIS** - situated privately, less than 1 kilometre from the Avoca Post Office, is this fabulous hobby farm. A long driveway lined by beautiful established trees leads to a hidden oasis towards the rear of the property, including all that you would desire for your country lifestyle escape. The lovely brick veneer home boasts three bedrooms, all with built-in robes and master bedroom with ensuite. A large open plan kitchen with electric cooking and generous pantry. The dining/family room is warmed with a cosy wood fire/oven. There is also zoned under floor heating throughout the home as well as a large reverse cycle system providing year-round comfort.

A separate substantial formal living room has views on to the splendid house gardens.

Family bathroom and separate toilet. There is plenty of storage throughout the home and a separate bungalow

**Price** : \$ 725,000  
**Land Size** : 9.74 Acres  
**View** : <https://www.maryboroughballaratrealestate.com.au/sale/vic/ballarat-western-district/avoca/residential/house/7171202>



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