



### 58 High Street Avoca VIC

Nestled in the heart of Victoria's Pyrenees, this expansive opportunity awaits you! And power already here !! Positioned just a stone's throw from the bustling High Street, local primary school, healthcare facilities, and sports amenities, this property also boasts proximity to award-winning wineries. Subject to council approval by the Pyrenees Shire Council, this generous 1,500 m<sup>2</sup> block of residential zoned land, with rear access via Rutherford Street, offers the rare chance to build your dream home without the constraints of a small lot. Its elevated position provides an ideal vantage point to design a home that captures stunning views of the ranges. Contact Real Estate Kate today for more information.

**Price** : \$125,000  
**Land Size** : 1500 sqm  
**View** : <https://www.maryboroughballaratrealstate.com.au/sale/vic/ballarat-western-district/avoca/residential/land/8103806>



**Kate Ashton**  
 03 5460 5100  
 0418 521 346