

**49 Richards Lane, Amphitheatre, Vic 3468**



**House For Sale**

Saturday, 2 December 2023

49 Richards Lane, Amphitheatre, Vic 3468

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



Matthew Edwards  
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Sophie Constable  
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**\$350,000 - \$385,000**

Set on approx. 3 acres with creek frontage is this very neat, low maintenance home. • Whether it be a weekender, first home or hobby farm, this lovely home is affordable and easily maintained. • The home offers three bedrooms, a bathroom, spacious living area and a well appointed kitchen area. • Relax on the front decking and take in a mountain view or tinker in the backyard which is ideal for kids and pets to roam. • There are multiple paddocks with shelters for animals and the property lends itself to further shedding and a variety of rural pursuits. • A double carport provides ample undercover car space and there is plenty of room in the yard for further vehicle parking. • Amphitheatre Creek is at the rear of the property with lovely established trees dotted along the edge. • A quick drive to Lexton and an easy commute via the Pyrenees Highway to Ballarat – this property ensures the perfect getaway in a peaceful location.