

# Lot 2, 596 Main Lead Road, Main Lead, Vic 3373

## Residential Land For Sale

Saturday, 13 April 2024

Lot 2, 596 Main Lead Road, Main Lead, Vic 3373

Area: 16 m2

Type: Residential Land



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**\$420,000**

Discover a slice of paradise on this magical 40-acre property, perfectly positioned between Raglan and the charming township of Beaufort. Having been cherished by the current family for approximately 55 years, this stunning Main Lead acreage presents a unique opportunity for those seeking an idyllic holiday retreat or getaway accommodation, all just 90 minutes from Melbourne. The land has seen thoughtful improvements over the years, making it an ideal setting for leisure and relaxation. A large dam stocked with rainbow and brown trout offers excellent swimming and fishing opportunities, creating a natural haven for outdoor enthusiasts. Accommodations on the property include two sheds, affectionately referred to as the top and bottom sheds, each offering its own unique features. The bottom shed, located just off the main driveway, is the larger of the two. It comes equipped with mains power, town and tank water, a RC split system for comfort, one bedroom, bathroom, toilet, and electric hot water, providing all the essentials for a comfortable stay. A caravan is next door to the shed which comes complete with bedroom, shower & toilet. The top shed is strategically positioned on the east side of the dam, sitting near the property's highest point to maximize the breathtaking views of Mt Cole and The Grampians. This cozy haven features a bedroom, bathroom, and toilet, with a power supply from a battery bank, mains water, and gas hot water, ensuring a comfortable and rustic retreat experience. The acreage is lightly treed and fully fenced, featuring an undulating topography that adds to its charm and appeal. Zoned for rural conservation under the Pyrenees Shire Council, it ensures the preservation of its natural beauty. Despite its secluded feel, the property is conveniently located just a 5-minute drive from Beaufort's main street, offering easy access to excellent services and amenities, including schools, supermarkets, and the train station. A mere 40-minute drive will take you to the bustling city of Ballarat, making this property an ideal escape from the hustle and bustle while remaining accessible to urban conveniences. This property is more than just land; it's a legacy waiting for its next chapter. Whether you're dreaming of a peaceful retreat or a weekend getaway spot with potential for memorable outdoor adventures, this acreage offers the perfect blend of tranquility, convenience, and natural beauty. Ballarat's Best-Selling Team