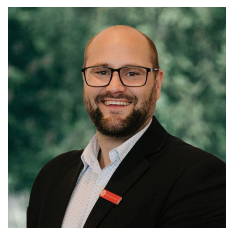


## 42 Little King Charlie Lane Chute VIC

Situated just north of the Beaufort township in Chute is this rare opportunity to secure the oasis you have always wanted with 360 degree views from the cleared area at the top of the Pyrenees Ranges, Mount Buninyong, Mount Warrenheip and as far as the Grampians on a clear day. The land is approx. 30% clear and 70% treed with rural conservation zoned land with access on the corner of Little King Charlie Lane and Cricks Road. The property also boasts a dam on the eastern side, is fenced to show clear boundaries and approx. 60.05km drive to Ballarat via the easy access to the Western Hwy. The land does not have any services available (water, power, gas, sewer) but would be a suitable location to go green and potentially build an off grid master piece or a perfect property to escape with the family for the weekends (STCA). To discuss call Blaise Newnham 0423 17 ...

**Price** : \$ 450,000  
**Land Size** : 97 Acres  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/chute/residential/and/7485773>



**Blaise Newnham**  
**03 53312233**  
**0423175643**