



### 89 Little King Charlie Lane Chute VIC

4 1 8

Set amidst the peaceful surrounds of Chute and occupying an expansive 68.77-acre (approx.) allotment, this unique lifestyle property offers space, privacy and true country charm. Conveniently located just a short drive from Beaufort, you'll enjoy easy access to shops, schools, cafés, restaurants, parks, sporting facilities, local amenities and the Western Highway, ensuring a seamless connection to town while embracing a tranquil rural setting.

The home itself showcases a flexible and functional floor plan, comprising four bedrooms, a central bathroom, laundry, and an open-plan kitchen, dining and living zone designed for relaxed family living. An additional third or fourth bedroom offers versatility, with the option to convert into a studio or guest accommodation to suit your needs.

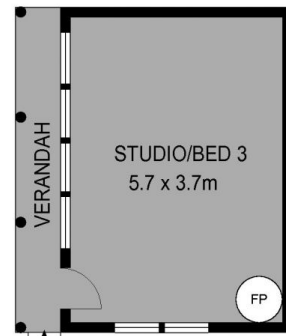
**Price** : \$780,000 - \$810,000  
**Land Size** : 68.77 Acres  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/chute/residential/acreagesemirural/8638840>



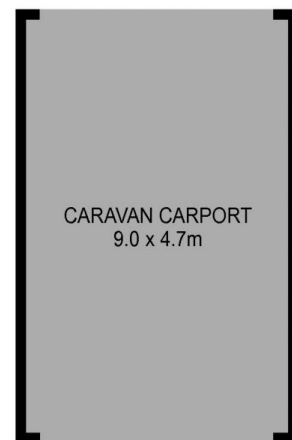
**Blaise Newnham**  
5331 2233  
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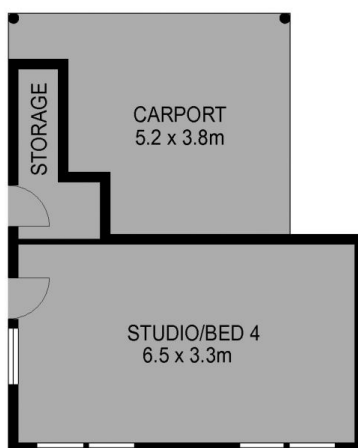
**Josh Horvat**  
5331 2233  
0478 804 929



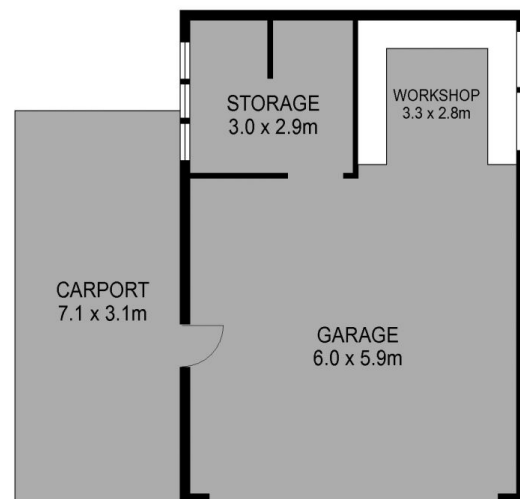
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#### DISCLAIMER

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