



### CA75 Smoko Creek Road Smoko VIC

- ? Fantastic Rural Lifestyle property to build your self-sufficient dream home
- ? Farming Zone just over 40 acres in size
- ? Planning & Building Permits in place
- ? North-easterly aspect
- ? Site cuts and all weather drive constructed
- ? Spring fed dam
- ? A mixture of pecan and walnut tree plantings
- ? Excellent fencing
- ? Views to surrounding hills
- ? Crown Land forest abuts rear boundary
- ? Less than 1 hour drive to Mount Hotham Ski Resort, 15 minutes drive to Bright, 5 minutes drive to Sub-Alpine township of Harrietville.

**Land Size** : 40 Acres

**View** : <https://www.dickensrealestate.com.au/sale/vic/north-eastern/smoko/residential/land/4168094>