



### 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>