



Lot 3/ Smythe Street, Skipton, VIC, 3361

## Adjacent to Mt Emu Creek!

This lovely 2 acre (approx.) block is set on a quiet street with historic Bolte House and the Mechanics Hall close by. It is well positioned being adjacent to the Mt Emu Creek which is well recognised for fishing, and Stewart Park with its platypus viewing platform. Previously used as market gardens, the rich soil on the land is ideal for gardening. The township of Skipton is a growing community with a good hospital, a primary school, an IGA supermarket and excellent sporting facilities. This picturesque town features many historic buildings dating back to the gold rush era and is approximately 40 minutes drive from Ballarat.

**2031m<sup>2</sup> \$149,950**

**Type:** Rural  
**Land:** 2031 m<sup>2</sup>