



### 5 Topp Lane Beaufort VIC

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This property of around 1.5 acres (approx.) is split in to 2 titles and is ideally located at the fringe of the popular township of Beaufort. The house sits at the front of the spacious allotment and is surrounded by matures trees and well maintained gardens. The house has open plan kitchen, meals and lounge as well as a large second living or rumpus room. There are three bedrooms, two with built in robes and central bathroom. Other features include split system for all year round comfort, ceiling fans and full laundry. Outside you have side access to a double carport, further single garage and good fencing to suit animals. This is a rare opportunity to purchase a substantial piece of land so close to the center of Beaufort. The exclusive listing agent Dominic Morrison looks forward to meeting you at another busy Ballarat Real Estate open home.

**Price** : \$ 470,000  
**Building Size** : 145 sqm  
**Land Size** : 6089 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/beaufort/residential/house/7229116>



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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2022 for Ballarat Real Estate.



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