

**10 Cross Road, Nicholls Rivulet, Tas 7112**



**Residential Land For Sale**

Thursday, 14 March 2024

10 Cross Road, Nicholls Rivulet, Tas 7112

Area: 12 m2

Type: Residential Land



Dale Stevenson

0400265656

**\$650,000**

Located on a quiet rural road, this 31 acre land parcel offers prime farming ground and enjoys pleasant views of attractive surrounds. The land is made up of approx. 20 acres of level pasture and the balance hillside native bush. Good fencing in place, sunny northerly aspect and the property is easily accessible from 2 separate gated entry points. Existing stockyards and loading ramp, one substantial dam and one smaller dam and a 40ft container with a lean-to machinery shed. Town water connection point on site and mains power at the boundary. Conveniently zoned Rural Resource, which is a commonly built-on zoning in the Huon Valley. Establish your ideal home (STCA) on genuine farm land in a sought-after region of the popular Huon Valley. Just 10 minutes from central Cygnet where an abundance of shops & services are available. Enjoy all that the area has to offer, including popular cafes & restaurants, fresh local produce, local arts & crafts, excellent boating & fishing, bushwalking & hiking and much more. Approximately 40 minutes to Hobart. Call today for more information and to arrange an inspection. Disclaimer: The information contained in this listing has been supplied to Win Em All P/L trading as Homelands Property from a variety of sources and to the best of their knowledge. The Agents are unable to verify whether the above information is accurate. All interested persons should make and rely upon their own enquiries in order to determine whether or not the information is, in fact accurate.