

**31 Sandown Road, Norwood, Tas 7250**

**Residential Land For Sale**

Sunday, 5 November 2023

**31 Sandown Road, Norwood, Tas 7250**

**Area: 11 m2**

**Type: Residential Land**



Michael Dearsley  
0363326433



Tom Harrison  
0405195431

## Expressions of Interest

Presenting a truly unparalleled opportunity: Welcome to 31 Sandown Road, Norwood. This expansive landholding, enveloping nearly 30 acres, beckons you to envision the creation of a 2-acre dream home sanctuary, pending the requisite council approvals. It stands as a remarkable discovery, offering a lifestyle allocation in a prime locale that unfolds a canvas of boundless potential. What distinguishes this property is the tranquil embrace of the North Esk River, which gracefully meanders for over a kilometer along its border. The perpetual flow of this captivating river imparts an almost mystical quality to the landscape, truly elevating it into a genuine masterpiece of natural beauty. Significantly, the river serves as an idyllic backdrop for those who relish fishing, kayaking, and swimming, particularly during the warmer seasons. Noteworthy enhancements encompass upgraded perimeter fencing, the integration of stockyards capable of accommodating up to 20 cattle, and meticulously cultivated plantings along the riverbank. Furthermore, two strategically positioned sheds stand ready to house equipment and machinery. The land's versatility extends to accommodate livestock, hobby farming, or cater to equestrian pursuits, with five paddocks served by mains-supplied water. Among these, the two primary paddocks boast a blend of pasture grasses, offering boundless possibilities to the fortunate new steward. The property has been thoughtfully divided into seven distinct areas, with unmetered town water supplied to stock troughs in the five principal paddocks. The western primary paddock is fortified with wallaby-proof fencing on one side, while electric fencing graces the riverside boundary. Situated in a location of undeniable distinction, this property rests in close proximity to esteemed school catchments, the vibrant city center, and the lively pulse of Launceston. It embodies a harmonious fusion of nature and convenience. We are thrilled to serve as your guides through this exceptional property, unveiling its myriad attributes. This is truly a once-in-a-lifetime opportunity. Do not let it slip away—lay claim to your own piece of paradise at 31 Sandown Road, Norwood. Reach out to us for further details and to arrange a personal viewing experience.