

52 Richardson Road, Tugrah, Tas 7310

Residential Land For Sale

Tuesday, 16 January 2024



52 Richardson Road, Tugrah, Tas 7310

Area: 55 m2

Type: Residential Land



Gerald Davies
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\$1,450,000

Positioned along the picturesque Don River, 52 Richardsons Road in Tugrah, a rare and expansive block of land spanning approximately 137 acres approx, offering a blend of natural beauty and development possibilities. This idyllic location, just a short drive from Devonport, and nearby schools, boasts uninterrupted river frontage and a myriad of features that make it a versatile haven for various applications. **Key Features:** **Riverfront Along the Block:** Encompassing approximately 3000 meters of captivating Don River frontage along its eastern boundary, the property showcases a seamless connection with nature, providing an unrivalled setting for a range of endeavours. **Expansive Landscape:** Boasting a vast expanse of 55.78 hectares (137 acres approx.), the property features a harmonious mix of lush pasture and cultivated crops, currently under lease. This provides an immediate income-generating opportunity for the savvy investor. **Access and Connectivity:** Access to the property is facilitated by a sturdy bridge over the Don River, ensuring a smooth and scenic entry point. The convenience of road access throughout the entire property enhances its accessibility and potential for development. **Natural Waterways:** Don River frontage, Ayres Creek and Bellamccargee Creek meander through the property, as well as a small dam contributing to the diverse ecological tapestry and potentially serving as valuable water resources for various applications. **Versatility Unleashed:** The land's versatility opens doors to diverse possibilities. Whether envisioning a private residence surrounded by nature, a thriving livestock operation, or a flourishing eco-tourism venture, this property caters to a multitude of aspirations. **Development Potential:** With immense potential for future subdivision (STCA), investors have a unique opportunity to shape the landscape according to their vision. This strategic location makes it an attractive prospect for those looking to capitalize on the growing demand for residential and commercial spaces in the region. **Agricultural Haven:** Approximately 3000 meters of Don River frontage offers an ideal setting for grazing activities, complemented by the potential for cropping. 52 Richardsons Road, Tugrah, is not merely a property; it is an extraordinary canvas awaiting your vision. Whether seeking a serene rural retreat, a lucrative agricultural investment, or a canvas for future development, this property beckons with its natural grace and untapped potential. Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements are approximate