

**89 Lyons Road, Lapoinya, Tas 7325**

**SaleByHomeOwner**  
.com.au

**Residential Land For Sale**

Saturday, 4 May 2024

89 Lyons Road, Lapoinya, Tas 7325

Area: 12 m2

Type: Residential Land



Sale By Home Owner  
1300609392

## Offers over \$599,000

The phone enquiry code for this property is - 603030 Acres Building block INFRASTRUCTURE All the hard work DONE , READY TO BUILD Your dream home mediately Power -water- done OFFERS OVER \$599 thousand Open to offers 89 LYONS ROADLAPOINYA -WYNYARD North west Tasmanian It's a truly unique peace of Tasmanian paradise lush rainforest giant man ferns surrounded by tall timber takes your breath away.Nestled on the boarder of the Tasmanian Tarkine Wilderness Cleanest Air in the world Our property showcases Magnificent , Elements like the 3 Spring feed dams Gorgeous lush pasture.A Diverse Range of wild life species, including frogs 8 platpus, and a pair of protected wild sea eagles 2 Beautiful peacocks And exquisite birds life in the rainforest 10 paddock for live stock rotation grazing self sufficiency living Build your dream home All the hard work is done new Fencing donenew Established treesPower to the property Water to the property All the council requirements and permits done House plans to build your dream home done builder Ready to go In the next 6-12 monthsproperty is One kilometre long300 metres wide12 minutes to the sea side town of Wynyard 12 minutes to closest airport ALL HOUSE PLAINS GO WITH THE PROPERTY ALL PERMITS BUILDING REQUIREMENTS, Go with the property House was chosen for grand design 2025 House plans have been put in for an AUSTRALIAN DISGN AWARD The house plans I designed my selfNo architect,Wood drafting in Devonport brought them to life . It's a truly unique stunning place to live And we hope , Someone else see it's beauty too Extremely large pocket of Flower-dale gravel ,on the property An old registered gold mine 1903 With 3 massive spring feed DamsThat has been water testedWater & irrigation setup to supply the property Spring waterTo house sit with irrigation set up Costing \$10,000 dollars The pump can pushes water straight up 100 meters Very strong pumpThe 8 different springs run all year round they flow from the ground where pockets of rainforest COUNCIL PERMIT TO BUILD NEW HOME Done \$2,000 expires 2026COUNCIL PERMITS TO LIVE ON SITE Done \$2,000WAISTE WATER REPORTS Done \$2,000SITE REPORT Done \$2,000GEOGRAPHICAL REPORT Done \$2,000FIRE REPORT Done \$2,000RURAL REPORT Done \$2,000DRAFTING HOUSE PLANS Done \$6,000POWER TO THE PROPERTY Done \$30,000WATER & IRRIGATION TO THE PROPERTY Done \$10,000COMPLETELY NEW FENCING Done \$70,000POCKETS OF RAINFOREST About 3 Acres has not been stepped on for 60 years ,30 ACRES OF LAND Lush pasture, should carry up to20 head of cattle easy , 50 ESTABLISHED TREES Worth \$7,000 40 Ornament flowering pears treesTraveling all the way up the ROAD EDGE. Is the black post and rail fencing TO THE ENTRANCE OF THE PROPERTY 8 ornament Mt fugi weepers Line the entrance to the drive way 15 ornament weeping cheery trees , are on the edge of future circler drive way Pencil pines , magnolias, Camilla's,Golden ash trees , Golden Elm, Fruit trees , apples, pear, nachi,Green gage , plum, apricots, peach's ,chestnutswalnuts, hazelnuts, cherry trees Olive trees , Avocados treesPineapple guava bush,Mulberry bush, finger limes12 blueberries bushes Thornless blackberries Gooseberry's , Raspberry Lemon - lime - lemonade trees 3 Kiwi fruit trees 15 chicken with a large Chicken run , & coupWEST BOUNDARY FENCING -ROAD has \$70,000 in new post and Rail & netting fences painted Black nearly finished the fencing is Tas Oak so it will last for years , it was cut off this property 2 years ago Plus building permit gives permission to live in while build ing house For a temporary dwelling plus's 4 containerWATER TANK 24,0000 Lt& pump set up here at caravan for living on site purchase 2021 new Caravan on siteso if people wanted to buy our whole set up new caravan We are happy to sell the lot .And there is Roughly About 150 tonne of dry fire wood hard wood black wood, Gum , tas Osk, in logs ready to cut upBeen dry for 2 years Sitting on our property 3,000 hours of earth works Done on the property over 3 years With our 2.3 tonne digger BUILDING THE GORGEOUS FROG POND / Dam And roads And lane ways and clearing .Excavator will be for sale too if buyer wanted to purchase. The property is a real life style property Unique in every way Enough room to have a self sufficient life style Looking after your family ,cows sheep , animals self sufficient living OR ITS A OASIS LIVING UMUNG THE TREES & the rainforest A few cabins while your guest enjoying the rainforest , It's a passive income on the side ,with the cabins , You won't find a another property like it , Don't hesitate to call and book an inspection It's not with the realestate yet,So that's a big savings We haven't decided yetPop in and say hi, have a chat ,