

Address available on request, St Marys, Tas 7215



Sold Residential Land

Monday, 4 September 2023

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Area: 17 m2

Type: Residential Land



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\$365,000

The best of both worlds! 42 acres of cleared paddocks and bush and only 4 minutes from town it's a win win! Privacy but still close to everything. Lightly undulating and with stunning views over hills & valleys this unique large private parcel of land is all you've been looking for and so much more! With current approved building plans for a large 3 bedroom family home - complete with bushfire assessment report, traffic management report, engineered plans - the works! Over \$30,000 has been spent in the last 12 months to get the seal of approval which makes all the difference when purchasing a property in rural resource zoning. So yes, this property is sold with approved house plans and that alone is worth its weight in gold! With around 20 acres of natural bush and 20 acres of cleared paddocks mixed in with dams, good road access around the property, plenty of firewood, dams and rolling paddocks, this property is well suited to a family wanting to escape to nature whilst only being 4 minutes away from the rural township of St Marys. Of course if you love to kick up a bit of dirt, it's ideal to buzz around on your bike or ATV. This substantial and accessible property is being sold with 2 x 40ft containers - once which is partially lined and fitted out and has been a great weekender for the Vendors. In addition to the purchase price, an excavator and 3rd 40ft container can be negotiated to be included with the sale. So if you are looking for a rural home that is still close enough to schools and town facilities, you must not look past this acreage at St Marys. It is a great opportunity not to be missed! Please give Heidi and her team at Harcourts St Helens a call today to arrange a time to view this rare property offering. Inspection is strictly by appointment and Harcourts will need to attend the property with prospective buyers. Get in touch now as I don't think this one will last long!

PROPERTY INFORMATION: Land Size: 42.7 acres (17.29 hectares) Zoning: Rural Resource Rates: \$859 annually St Marys is a friendly country town offering a golf club, cafes, supermarket, library, school, hospital, chemist, public transport links, museum, wellness hub and many art and community groups. **Harcourts St Helens has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.