

# 512 Irish Town Road, St Marys, Tas 7215



## House For Sale

Wednesday, 26 June 2024

512 Irish Town Road, St Marys, Tas 7215

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 10 m2**

**Type: House**



Dave Liebmann

**\$639,000**

Nestled amidst the rolling landscapes of St Marys, this substantial 10.49-hectare parcel of land presents a lucrative opportunity for discerning developers with a vision for rural innovation. Offering a tranquil retreat that's merely a stone's throw from the vibrant town centre, this property is a blend of unspoilt nature and practical amenities. The existing structure, an A-frame designed 1-bedroom loft, boasts an open plan living space complete with a wood fire to warm those cooler Tasmanian evenings. The rustic charm of timber floorboards and the convenience of gas heating and cooking create a cosy atmosphere, while the convenience of power, tank water, and a septic system ensure modern comforts are met. A developer's canvas, the property is laced with multiple dams and paddocks, presenting numerous possibilities for agricultural projects or bespoke residential offerings. Some dams are currently dry, providing scope for reconditioning and potential irrigation solutions. The presence of a natural spring and a private river, complete with its own weir, adds a unique water feature that is sure to charm. With the serenity of complete privacy, the gentle sound of flowing water, and an array of unapproved structures to inspire creative development, this is a rare chance to construct a dream rural enclave or a premium development project with a distinctive edge.\* House and outbuildings not council approved