

Lot 1, Littles Road, Cygnet, Tas 7112

Sold Residential Land

Friday, 6 October 2023



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Area: 51 m2

Type: Residential Land



Amber Leighton

\$850,000

This absolutely stunning 125 acre parcel of land comprises the ideal mix of pasture and bush and while secluded in its own picturesque valley, the property is just a five minute walk to the centre of Cygnet. The hard work has been done with council development permits granted for a beautiful family residence and a large shed; including separate quarters for a caretaker's residence, designed by Melbourne's BE Architecture. The block is perfect for bespoke agriculture thanks to the microclimates found within the protected collection of paddocks. Winter streams meander through the property with the possibility of many sites for a dam. Truffles, tea and honey have all been considered viable options along with traditional sheep and cattle grazing thanks to the fertile soils, sheltered pastures, and all day sun. The potential here is limited only by your imagination. The site is a natural amphitheatre, framed with mature stands of temperate forests of grey and yellow stringybark and acacia. A new driveway has recently been resurfaced for easy access over a large portion of the land. The Architect's chosen house site captures the northerly sun, as well as views down through a valley to Port Cygnet. Approximately 56 acres have been separated into pastured paddocks, with the balance filled with native forests and fern gullies. There are many beautiful walking tracks throughout the land and an abundance of timber to be milled or a supply of firewood to be had for years to come. This property is one of only a few large land holdings within walking distance of the town centre and is certainly something very special. The land has not been commercially farmed for over 70 years which lends itself to organic classification. Inspections are strictly by appointment only and I encourage you to phone or email for further information. Disclaimer: The information contained in this listing has been supplied to Win Em All P/L trading as Homelands Property from a variety of sources and to the best of their knowledge. The Agents are unable to verify whether the above information is accurate. All interested persons should make and rely upon their own enquiries to determine whether or not the information is, in fact accurate.