

# Lot 1 Wallace Road, Cygnet, Tas 7112

## Residential Land For Sale

Tuesday, 14 May 2024



Lot 1 Wallace Road, Cygnet, Tas 7112

Type: Residential Land



Chris Duggan  
0408766335



Dale Stevenson  
0400265656

## **Neg over \$1,250,000**

Located just outside of the central Cygnet township area, this large land parcel enjoys superb views of the valley surrounds and offers significant potential for ongoing and further farming use. 16.68ha (41 acres) comprised mostly of sloping & near-level pasture with a small stand of native bush. The land benefits from a sunny north-facing aspect and has an established vineyard in place with 3ha of planted vines and plenty of ground for further expansion along with the building of sheds and a home (STCA) Features of the property include the following - 2 x 1ML dams 2ha Pinot Noir (planted 2m \* 0.8m) on eco-trellis 1ha ungrafted rootstock (planted 2m \* 0.8m) on eco-trellis 1ha trellis currently un-planted Rejuvenated land with enhanced soil conditions & biodiversity Completely Organic Fully fenced with wallaby-proof fencing & multiple paddocks 2 x 20ft shipping containers with roof span and water tank Elevated North-facing with splendid views. A convenient location, just 5 minutes out of central Cygnet where plenty of shops & services are available, along with a vibrant local community & culture. An appealing prospect in the increasingly-popular and sought-after Huon Valley, known for its local produce and tourism appeal with popular restaurants, wineries, cider houses, excellent boating & fishing, bushwalking & hiking and all-round relaxing lifestyle. Approximately 45 minutes to Hobart. Call today for more information and to arrange an inspection.