

**Lot 2, 90 Waterson Lane, Carlton, Tas 7173**



**Sold Residential Land**

Friday, 25 August 2023

Lot 2, 90 Waterson Lane, Carlton, Tas 7173

Area: 11 m2

Type: Residential Land



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**\$430,000**

Situated towards the end of a quiet country lane, this 11.88 hectare (approx. 30 acre) land parcel offers an excellent opportunity for a rural escape just 35 minutes from Hobart's CBD. Currently divided into two paddocks, there are 6 dams (one spring fed), the bottom boundary borders on Chaffey's Creek, the zoning is Significant Agriculture. A very picturesque and diverse acreage, with plenty of wild life and bird life, the majority is native pasture with a small amount of light bush at the creek's edge. Most of the land is a gentle North East facing slope. One will even glimpse some water views over Carlton River and Frederick Henry waterways depending on where you are standing. A choice of pristine beaches are a mere few minutes' drive, together with local amenities. Services are at the front boundary this beautiful acreage is just perfect for that 'tree change' by the sea, you've been dreaming about. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own inquiries to verify this information. Distances and time frames are approximate only.