

# Lot 2 Storys Road, Lebrina, Tas 7254

## Residential Land For Sale

Saturday, 4 May 2024



Lot 2 Storys Road, Lebrina, Tas 7254

Area: 4 m2

Type: Residential Land



Neil Colbeck  
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**\$450,000**

Rural Lifestyle Land - 4.8 hectares (Approximately 11.87 acres) overlooking the vineyard slopes of neighbouring Brook Eden; what a wonderful location to look over, from first thing of a morning to the sunsets of the evening and throughout the four seasons of the year. This is a picturesque location and a perfect location to establish a country retreat (STCA), predominantly north facing moderate slopes themselves with potential for planting of vines for a small holding, or to a potential purchaser of Brook Eden providing further expansion options. The slopes are well drained and overlook the wetlands and waterways running between this title and Brook Eden Vineyards to the west, the dams between enhance the views particularly during the evening sunsets for a strategically situated potential development. The vendors have long imagined this site as being perfect for a tourism style accommodation business as an extension to their core vineyard and cellar-door operations on the main adjoining title, whether in conjunction or as a stand alone venture they are exciting options that may be considered. For some-one wanting the simplicity of a private rural retreat with all the benefits of living "among the vines" and with magnificent vistas it still ticks all the boxes, with the added advantage of being able to pop next door for a glass of wine. The property is within easy commute of many of the local tourist and lifestyle attractions, many other notable vineyards and cellar doors of national and international acclaim are within just a short drive, as are renown golf courses, mountain biking trails, coastal towns and major regional city facilities, schooling options and amenities easily accessible and with public transport links. For people looking for a slightly larger holding the adjoining Lot 3 Storys Road comprising 7.335 hectares (18.125 acres) predominantly north-westerly facing gently sloping pastures is also currently available and would create approximately 30 acres (two titles) creating further development options and potential (See Sushames Real Estate for further information). Both titles may be packaged together or indeed be included with the purchase of Brook Eden Vineyard. Take a tour of the property options on the attached videos and see for yourself the attributes of the properties. Sushames Real Estate trusts in the information in this document which has been sourced from means which are considered reliable. Prospective purchasers are recommended to carry out their own due diligence regarding permits, measurements, and boundary positions prior to settlement. Inspections are strictly by appointment. Please contact Neil on 0429 331 664 for further information.