

Lot 4, 11, 12, 13, 524 Rosedale Road, Bicheno, Tas 7215

Residential Land For Sale

Thursday, 28 March 2024

Lot 4, 11, 12, 13, 524 Rosedale Road, Bicheno, Tas 7215

Area: 40 m2

Type: Residential Land



Paul Whytcross



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From \$775,000 + GST

LOT 4: Price - \$875,000 + GST Where idyllic riverfront living meets endless possibilities. This prime allotment spans approximately 100 acres of picturesque land, boasting a seamless blend of open pasture and serene wooded areas. Situated with frontage to the tranquil Apsley River and Saggy Creek, this property offers a serene ambiance with numerous potential secluded home sites to choose from. With power passing through the land, constant sunshine graces this parcel, enhancing its allure for those seeking a peaceful retreat. The property features two well-serviced dams and two creek crossings, ensuring ample water supply and easy access throughout. Its relatively flat terrain and predominantly pasture make it an ideal canvas for further farming endeavours, or perhaps the establishment of another vineyard in the renowned Apsley area. • Sold subject to the issuance of title • Approximately 100 acres • Apsley river frontage • Mostly pasture • Frontage to Rosedale Road

LOT 11: Price - \$775,000 + GST As you ascend from Rosedale Road, you'll be greeted by gentle slopes that lead you away from the hustle and bustle, providing a serene retreat for your new lifestyle. Approximately 30% of the land has been thoughtfully cleared, presenting an ideal canvas for your farming aspirations, while the remaining expanse is adorned with lush Native Australian Bush, serving as a sanctuary for local flora and fauna. Immerse yourself in the wonders of nature as you encounter wallabies, wombats, eagles, and an array of vibrant birdlife that call this land home. The gated entrance sets the stage for exclusivity, leading you along a meandering driveway to an elevated building site that awaits your dream home. With sweeping views of the Apsley Valley and a north-facing orientation, bask in the warmth of the sun all day long. • Sold subject to the issuance of title • Approximately 100 acres of open land and native bush • Abundant flora and fauna • Dam • Gated entrance and established driveway • Apsley valley views

LOT 12: Price - CONTACT AGENT This expansive property offers a rare opportunity to embrace the essence of rural tranquility while being just minutes away from the vibrant coastal town of Bicheno and its picturesque beaches. As you approach, envision a gated entrance beckoning you into a realm of possibilities. With your choice of a home site, the elevation of your preference promises ever-expanding vistas - the higher you ascend, the more breathtaking the views become. Immerse yourself in the natural splendour of this land, boasting a majestic 100+ year old growth forest interwoven with pockets of cleared pasture. A large dam graces the landscape, reflecting the boundless sky above and providing a serene oasis amidst the verdant surroundings. Indulge in the captivating scenery that unfolds before you, with sweeping valley views stretching as far as the eye can see and glimpses of the ocean teasing from a distance. Positioned to the north, this property basks in the gentle embrace of the sun, offering warmth and light throughout the day. Experience the symphony of nature as abundant animal and birdlife inhabit this idyllic sanctuary, creating a harmonious balance between human habitation and the natural world. • Sold subject to the issuance of title • Approximately 111 acres • Sloping allotment with Native Australian Bush and pasture • Large dam • Multitude of home sites • Minutes to Bicheno • North facing for all day sun • Elevation allows for outstanding views of the valley

LOT 13: Price - CONTACT AGENT As you approach, you're greeted by a gently sloping landscape, adorned with an inviting open area that whispers promises of vineyards or orchards. Imagine the possibilities as you envision your own agricultural pursuits flourishing in this fertile soil. At the heart of the property lies a sizable dam, offering both practical water access and scenic tranquility. With two established potential house sites already mapped out, along with a ready-made gateway and driveway, the groundwork for your vision is laid out before you. Beyond the cultivated spaces, the remainder of the property unfolds into a pristine expanse of native Australian bush, providing a sanctuary for local flora and fauna alike. Here, amidst the rustling leaves and bird calls, nature's wonders await exploration. And let's not forget the elevation advantage, offering sweeping views across the valley to the sparkling ocean beyond. Keep your eyes peeled for passing whales, adding a touch of maritime magic to your everyday vista. Opportunity and natural beauty converge, beckoning you to craft your own slice of paradise in this idyllic setting. • Sold subject of the issuance of title • Approximately 100 acres • Common boundary with the Douglas Apsley National Park • Sloping allotment with native bush and pasture • Dam and a gravel pit • 2 established home sites • Nearby to the Douglas Apsley water hole

In summary, whether you're seeking a sanctuary for grazing, a retreat for relaxation, or simply a canvas for your rural dreams, this property promises a haven of natural beauty and endless possibilities, offering a plethora of entertainment options along the picturesque East Coast while enjoying the convenience of proximity to the Bicheno township. Roberts Real Estate have made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All

measurements are approximate. Photos are indicative of the property only.