

# Lot 6, Catherine Street, Longford, Tas 7301

## Residential Land For Sale

Thursday, 23 November 2023



Lot 6, Catherine Street, Longford, Tas 7301

Area: 5 m2

Type: Residential Land



Jeff Carins  
0418593676



Nick Hay  
0363912911

## **Best Offer Over \$497,000**

In an idyllic setting, away from the hustle and bustle of the main roads and traffic, surrounded by hawthorn hedges but with rural and mountain views, this magnificent 13.4 acre/5.6-hectare block is just waiting for the right person to develop it to its full potential. Only minutes into the centre of the historic town of Longford with its café's, school and popular supermarket and only 20 minutes into the very centre of Launceston, location is perfect! With the ground being arable and stock and domestic water being available from the Back Creek, that runs along the western boundary, the property lends its self to a multitude of uses, such as running horses, a small sheep stud or just a fantastic lifestyle. With good access and a number of excellent house sites, this could be just what you're looking for, an inquiry is strongly recommended! Note: Inspection by appointment only and preferred access to the property from Wilmores Lane onto Burghley Street. Copies of titles, contract of sale and agricultural assessment report are available via request. Facts: Property ID: 9477059 Title Reference: 54260/6 Council Rates: \$TBA per year Council: Northern Midlands Council. If you cannot view the property, we are kindly offering virtual inspections or viewing the property walk around for this property. If there is anything that we can do to make your buying experience easier please let us know. Howell Property Group has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee its validity. Prospective clients are advised to carry out their own investigations.