

# Lot 1 Patawalonga Road, Claude Road, Tas 7306

## Residential Land For Sale

Wednesday, 10 July 2024



Lot 1 Patawalonga Road, Claude Road, Tas 7306

Area: 59 m2

Type: Residential Land



Corinne Nicholson  
0488611968



Gerald Davies  
0364911499

## Offers over \$650,000

Positioned in the picturesque landscape of Northwest Tasmania near the town of Sheffield and close to the tourism drive to Cradle Mountain, this expansive 148 acre (approximately 59.89 hectares) property offers a rare opportunity to own a piece of rural paradise with unparalleled views of Mount Roland and the Claude Road valley. This exceptional parcel of land boasts a commanding position at the end of a public gravel road, ensuring privacy and seclusion for its future owners. The property's most striking feature is its breathtaking panoramic vistas, which are truly one of a kind in the region. As you ascend the property, you'll be greeted by sweeping views that showcase the natural beauty of Tasmania's countryside. Recently harvested in last few years, the land is currently in a state of natural regrowth, presenting a blank canvas for the discerning buyer. The rich soil quality provides excellent potential for various agricultural pursuits or development projects. Currently zoned as Rural Resources, the property is set to benefit from an upcoming zoning change in 2024 to Rural Zoning. This transition opens up exciting possibilities for building your dream home, establishing a farm, or exploring tourism ventures, subject to council approval. Location is key, and this property doesn't disappoint. Situated less than 10 minutes from the charming township of Sheffield, 35 minutes from Devonport, and just an hour's drive from Launceston, it offers the perfect balance of rural tranquility and accessibility to urban amenities. Some key features of the property include:

- Approximately 148 acres (59.89 hectares) of land
- Stunning views of Mount Roland & Claude Road valley
- Recently harvested in last few years with natural regrowth
- End of road privacy with excellent soil quality
- Potential for various development opportunities
- Close proximity to Sheffield, Devonport & Launceston

Please note that some stump removal will be required, which presents an opportunity to shape the land to your specific vision. This exceptional rural property offers a rare chance to create your own slice of Tasmanian heaven. Whether you're looking to establish a working farm, develop a tourism venture, or simply build your dream home with unparalleled views, this versatile land has the potential to fulfill a wide range of aspirations. To arrange an inspection of this outstanding property, please contact Corinne or Gerald today. Don't miss this opportunity to own a truly special piece of Tasmania's beautiful landscape. Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.