

. Lake Repulse Road, Ouse, TAS, 7140

## Rural For Sale

Wednesday, 25 September 2024

. Lake Repulse Road, Ouse, TAS, 7140

Type: Rural



Tony Maguire

## "Lachlan Vale"

This historic and picturesque 608 acre property is positioned in the beautiful Derwent River Valley, on the edge of the township of Ouse (2km via road).

There are 2 road access points, the main one off Lake Repulse Road which adjoins the western boundary of the property. The lay of the land is very interesting, with a good balance of irrigable river flats, running to higher elevation which gives you the most panoramic views of the Derwent Valley towards Hobart.

The property is in 2 titles with approximately 1.5 kilometres of frontage to the Derwent River.

There are upgraded internal gravel roads with good access for stock transport vehicles and there is also a bauxite gravel quarry on the property.

Currently, sheep and cattle are the main source of income. Fertiliser has been applied during September.

Located in a very tightly held farming district, this farm has been owned by one farming family for the past 50 years.

This sale presents a rare opportunity to purchase land with 1.5km of Derwent River frontage plus multiple bodies of water across the property, providing exciting opportunities for farming, residential development and/or a tourism business operation (all STCA).