



**SOLD**

## 35+ ACRES MINUTES FROM PRISTINE DELORAINE

Here we have the opportunity to purchase your very own piece of paradise of approximately 36 acres of mostly uncleared land with a lovely little weatherboard home and complete with a seasonal creek flowing right through the property. The owners will also leave a 40ft shipping container on the property for the new owners to make good use of. The house was built in 1996 and comprises 3 bedrooms, 1 bathroom and a terrific wood heater to keep you warm in those cooler months.

Only 6 minutes drive to the heart of the ever growing riverside town of Deloraine and half way between the The City with Spirit, (Devonport) and the City of Launceston providing you with access to everything you could need but just far enough removed to still be in the Country. Deloraine in the aptly named Meander Valley is one of the most pristine towns imaginable with plenty of cafe's and lunching spots not to mention how central it is to so many of Tasmania's iconic travel spots like the Great Lakes at the Central Highlands, Liffey Falls only 25 or so kilometres away and Cradle Mountain only an hour and 3/4 up the hill.

With Tasmania's growing population and Tourism sector, be sure to put this one the list of considerations to inspect, particularly if you've been considering going into the B&B business or how about a Caravan Park? (STCA).

The following is information from the Meander Valley Council:

- \*The property at 36 Wadleys Road, Reedy Marsh is within the Rural Living Zone. The site is proposed to remain as Rural Living in the upcoming Tasmanian Planning Scheme.
- \*A Visitor Accommodation Use, if for a bed and breakfast establishment, holiday flat, holiday unit or serviced apartment, caravan park or hostel is a discretionary use in the Rural Living Zone.
- \*A Residential Use, if for a Single Dwelling is a Permitted use in the zone. No other Residential Use is currently allowed in the Rural Living Zone.
- \*The site is also subject to the Biodiversity Code and Water Quality Code due to priority habitat and watercourses on the site.

For further information or to book in your private inspection please contact Hayley Martin today.

3 BED | 1 BATH | 1 CAR

PRICE:  
\$400,000

OPEN FOR INSPECTION:  
N/A



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