



1251 Musselroe Road, MUSSELROE BAY, TAS 7264

Grazing & Agri-Tourism Opportunity

1,400.00 hectares, 3,459.40 acres

Musselroe Bay offers a unique location in the North-east of Tasmania. Surrounded by farming operations of Icena, Cape Portland & Rushy Lagoon, this presents a large scale grazing opportunity.

The property comprises 1,400 Ha including 900 Ha of arable land which has been leased previously for the running of a breeding cattle. This presents the ultimate blank canvas for the purchaser to develop a new paddock plan for the farm and undertake development.

The property has a water right of 295 megalitres with 351 megalitres of storage from the Musselroe catchment, with stock water from water holes.

TYPE: Sold

INTERNET ID: R24221669

SALE DETAILS

For Sale/Lease - By Offer

CONTACT DETAILS

REX Launceston
54 Cameron Street
LAUNCESTON, TAS
03 6333 7888

Rob Dixon

Other opportunities include implementing the Planning permit in place for Agri-Tourism incorporating an 18 hole Golf Course and Accommodation.

0408 134 025

Rental expectation- \$130,000pa - \$150,000pa + GST + Rates.

Infrastructure on the property includes a comfortable 4 bedroom residence sited with views overlooking Musselroe Bay. Other improvements include the all weather airstrip.

- Land Area 1400 hectares
- Bedrooms: 4

HOMESTEAD

Bedrooms	4
Bathrooms	0





