



Outline indicative only



## 264 Batman Highway, SIDMOUTH, TAS 7270

Intensive Agriculture in the Heart of the Tamar Valley.

## 14.34 hectares, 35.43 acres

Elders is pleased to present to the market 264 Batman Hwy, Sidmouth.

This lifestyle offering, provides an opportunity for the purchaser to enjoy the rural life on 14.34 Ha (35acres\*). A charming and comfortable 3-4 bedroom home is ready for a new family to make it their own, complete with an updated kitchen and wood heater.

Multiple well fenced paddocks all accessible by graded & established laneways. A newly erected 3-bay shed is located near the house, providing undercover car parking or room for machinery storage.

The general store/post office is conveniently located at the end of the driveway. Or for more extensive community facilities Exeter is just 10mins or 30mins from Launceston City.

Positioned within the Tamar Valley intensive agricultural region, offering the perfect position to establish an agribusiness operation. Pinnacle Fine Foods having an established intensive orchard within the immediate vicinity.

There is a 2Ha area of natural bushland at the rear of the block, offering diversity in the land.

Currently stock water is available from the towns supply to troughs in all paddocks. Further water development for intensive agriculture may be available, with a 'bore casing' and a 'well' located towards the front of the property.

We expect this may provide an opportunity for developing on-farm water.

264 Batman Hwy, Sidmouth is an opportunity to secure a sizeable rural lifestyle holding within the sought-after region of the Tamar Valley and proximity to Launceston and is an opportunity not to be missed.

For Sale By Offer and inspections are by appointment only; contact our agents today.

- Land Area 14.34 hectares
- Bedrooms: 3
- Bathrooms: 1

**TYPE:** For Sale

**INTERNET ID:** R24367608

**SALE DETAILS**

**Offers Over \$860,000**

**CONTACT DETAILS**

**REX Launceston**

54 Cameron Street  
LAUNCESTON, TAS  
03 6333 7888

**Adam White**

0438517412

## PROPERTY OVERVIEW

**Improvements** Large New 3-Bay Farm Machinery Shed

## WATER/IRRIGATION

**Irrigation** Further Water Development for Intensive Agriculture May be Available, with a "Bore Casing" and a "Well" Located Towards the front of the Property.

## REGIONAL FACILITIES

**General Comments** Town Water Supplying House and Water Points.

## HOMESTEAD

**Bedrooms** 3

**Bathrooms** 1









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