



110a Paling Track, BANGOR, TAS 7267

Approx 64 Acres Of Pure Scope

25.90 hectares, 64.00 acres

This exceptional land holding, zoned Agricultural, offers a range of diverse, rewarding options from a potential vineyard site, country lifestyle or agricultural pursuits, on some 64 acres strategically situated only about 30kms from Launceston and within approximately 11km of Lilydale township.

Currently divided into eight paddocks, the proportion of pasture runs to 85% with the remaining 15% of the block dedicated to natural bushland. A consistently reliable spring water supply runs most of each year, while Second River forms one boundary of a country property that has the capacity for cutting hay across a selection of the paddocks.

The property offers outstanding prospects as a lifestyle destination, ideal for running cattle, sheep or horses or as a runoff block for additional grazing.

Currently free from dwellings, the opportunity exists to pursue building approvals, STCA, based on the precedent set by nearby properties that include residences and other improvements. The addition of a homestead, barns, machinery sheds etc would clearly enhance the appeal and the productivity of a property that's loaded with potential.

The location of this property offers an easy commute from Launceston where you can enjoy the peaceful environment, stunning views, picnics by the river and create your own paradise.

A combination of setting, land size and scope ensures this tempting site will deliver desirable outcomes across immediate, medium- and long-term timeframes.

Ideal lifestyle block waiting for a new owner

- Land Area 64.0000 acres

TYPE: For Sale

INTERNET ID: R24445565

SALE DETAILS

Offers Over \$399,000

CONTACT DETAILS

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