



1557 Nicholls Rivulet Road, NICHOLLS RIVULET, TAS 7112

Country home with horticultural potential

This comfortable brick home is set on approximately 54 acres (22 hectares) of picturesque land, perfectly positioned to take advantage of all-day sunshine and stunning rural views. The spacious open-plan living and dining area flows into a country-style kitchen, offering captivating views of the property from most rooms. Additional living spaces include a separate lounge, four bedrooms, a rumpus room, and a converted garage/utility room. The living area opens out onto a covered outdoor deck, ideal for relaxing or entertaining.

TYPE: For Sale

INTERNET ID: R24521554

SALE DETAILS

Offers over \$1,095,000

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

The property is connected to the town water supply and also benefits from an extra-large, spring-fed dam and a large second dam, ensuring ample irrigation for horticultural activities or hobby farming. The gently sloping land features several large pasture paddocks, providing excellent space for grazing or cropping. Most paddocks have water troughs connected to town water.

A former apple shed, approximately 18.5m x 9.6m with a concrete floor and high roof space, adds further potential to the property, along with multiple other sheds currently used as hen houses and animal shelters.

Located just 40 minutes from Hobart CBD and only 5 minutes from the vibrant township of Cygnet, known for its bohemian charm, shops, and cafes, this property combines rural serenity with modern convenience. Perfect for those seeking a peaceful lifestyle with the potential for horticulture or hobby farming. Acreage properties of this size and utility are a rare find in southern Tasmania, call today and be sure not to miss this opportunity.

- Land Area 22.27 hectares
- Building Area: 206.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 8

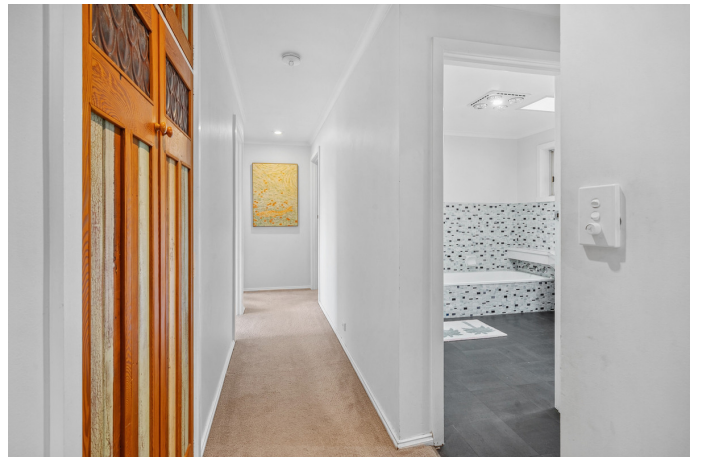
CONTACT DETAILS

Elders Hobart
5 Victoria Street
HOBART, TAS
03 6220 6999

Warren Lashmar
0427 788 205











Total Approx. Floor Area : 206 sqm
Total Approx. Outbuilding Area : 196 sqm

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
Produced by Open2view.com