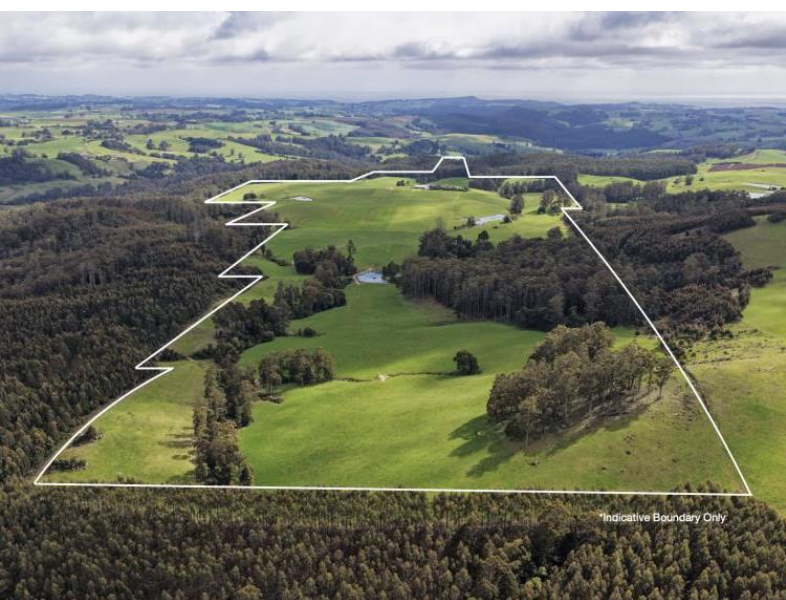




220 Horns Road, RIANA, TAS 7316

Picturesque Red Dirt Grazing Opportunity with Exceptional Lifestyle Appeal

172.60 hectares, 426.49 acres

Elders Rural Property Sales is excited to present "Belle Vue" For Sale via Expressions of Interest, closing Tuesday, 25th November, 2025.

TYPE: For Sale

INTERNET ID: SU114804

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.

Situated in Riana, only 24 kilometres from Ulverstone and 30 kilometres from Devonport, Belle Vue provides convenient access to a range of educational institutions and an active community. The location ensures strong connectivity with essential services, infrastructure, and productive agricultural land.

The property is surrounded by tranquil rolling hills, quality vermin fencing, and forestry neighbours on most sides ensuring both security and privacy. Two well-kept residences, including a newly refurbished home with panoramic countryside views, complete the offeringâ##providing a comfortable base to enjoy the rural lifestyle.

Belle Vue incorporates two residences:

The primary homestead is a recently renovated residence featuring four bedrooms and two bathrooms, suitable for property managers or families. The property offers picturesque views overlooking the farm and dam and benefits from substantial shedding facilities.

The second residence is a generously proportioned three-bedroom homestead dating from 1923, which has recently been renovated. The property features an extensive garden, solar panels, and two single garages.

Key Features:

- 1,050mm* annual rainfall
- Great vermin and internal fencing
- Two houses with recent refurbishments
- Proximity to Ulverstone, Devonport and Burnie
- Fertile red dirt and water licenses

For further details, including the Information Memorandum and data room access, or to arrange a private inspection, please contact your exclusive marketing agents.

Lochie Dornauf

0437 957 787

Mark Ranicar

0418 132 344

*approx

- Land Area 172.6 hectares
- Building Area: 172.6 hectares

SALE DETAILS

EOI closing Tuesday 25
November 2025

CONTACT DETAILS

SURGA Launceston

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03 6333 7888

Lachlan Dornauf

0437 957 787





