



Gunns Plains, 631 Gunns Plains Road

Rural Riverfront Property with Endless Opportunities

Nestled along the pristine Leven River, this idyllic 25-acre (approx.) property offers a unique blend of serenity and adventure. It is situated in a prime location, only 20 minutes from Ulverstone.

Immerse yourself in nature in the perfect fishing spot on your new property where the Leven River and Preston Creek meet. This permanent spring-fed freshwater creek meanders through the property, creating a tranquil oasis and private riverbank relaxation. Enjoy two charming holiday shacks equipped with off-grid solar power and battery. NO POWER costs! Please note that dwellings are NOT council-approved!

While cultivating your own sustainable lifestyle, you can create a self-sufficient vegetable garden and chicken yard. Fenced animal enclosures provide ample space for livestock or your furry friends, and an abundance of firewood/milling logs offers the potential for additional income.



LAND 10.36 ha

For Sale

Offers Over \$395,000

Contact

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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Take advantage of the storage space in shipping containers and the workshop area for your projects. The property features a 40,000-liter water tank that gravity-feeds the sheds, yards, greenhouse, gardens, and future building site.

Experience ultimate relaxation under the stars in a stunning outdoor fire bath house with a timber frame. Additionally, there is a cleared and fenced building site that awaits your dream home.

Zoned - Rural Resource

This property is located on a major tourist route, making it ideal for potential business ventures. Additionally, there is already an income-generating RV camping site on Hip Camp. The nearby Leven River offers some of the best trout fishing opportunities in the area, making this property a haven for nature enthusiasts and those who crave adventure or self-sufficiency. This is a rare opportunity to own a piece of paradise on the riverfront of Tasmania, so act quickly before it's gone.

The information contained herein has been supplied to us by sources which are considered reliable and we have no reason to doubt its accuracy. However, all interested parties should make their own enquiries to verify this information to be correct. All measurements are approximate and are for illustrative purposes only.

More About this Property

Property ID	842HVM
Property Type	Residential
Land Area	10.36 ha

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