

## Ansons Bay, 1284 North Ansons Road

### Coastal Farming Opportunity (two land size options)

It's not often you are presented with an opportunity to own farming land just minutes from Tasmania's stunning East Coast. But beware, this property will create the shed-dilemma for you of having to decide whether to take the tractor out or the boat. With the beautiful Ansons Bay being just seven minutes away, you may well be torn between farm work and fishing.

With 154.1 hectares over two titles, the partially cleared property offers the opportunity to live an idyllic lifestyle. Some further clearing would increase the grazing country or allow you to follow through with the 43ha forestry plan that has been performed. The property contains several water courses, with some intersections creating deep semi-permanent water holes. Vegetation varies from low coastal scrub to thirty-metre eucalypts and grass trees.

On offer is the separate sale of the 111.1ha rear title for \$585,000. This block borders the



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**For Sale**  
\$1,200,000

**View**  
By Appointment

**Contact**  
**David Liebmann**  
0428 860 047  
dliebmann.sthelens@ljhooker.com.au

**LJ Hooker St Helens**  
**(03) 6376 2300**



Mt William National Park and now has a series of tracks to access many of its beautiful spots. This title has access off North Ansons Rd, in the north-western corner of the block, and would also come with right of access through the front title if sold separately.

A network of tracks has recently been formed to provide access to many of the land's beautiful features and allowing the rear block's potential to be realised. A feasible option is the creation of a caravan/RV parking area, providing the regular passing traffic a location close to Ansons Bay to set up camp.

The modern two-year-old class 1A dwelling (ancillary dwelling) attached to the 6x7m two bay shed is a very comfortable home with wood heater, double glazing, master bedroom, large bathroom and store room. The owners have council-approved plans for a 140m2 main dwelling for the property. The house is enclosed in a fenced 4600m2 (just over 1 acre) area, encompassing the veggie garden, glass house and the 40 foot container workshop with power connected. Mt Cameron is clearly visible from the home.

A quote has been obtained to clear the rest of the front (43ha) block and soil tests have revealed that the application of lime and fertiliser will turn the sandy loam soil into productive grazing country, as has been successfully achieved by the neighbouring property.

Ansons Bay is a classic Tassie coastal village enjoyed by families for generations for its beauty, fantastic fishing and peacefulness. St Helens is just 40 minutes away and Gladstone 24 minutes. If this sounds like an opportunity you've been waiting for, please call me today to arrange a private viewing.

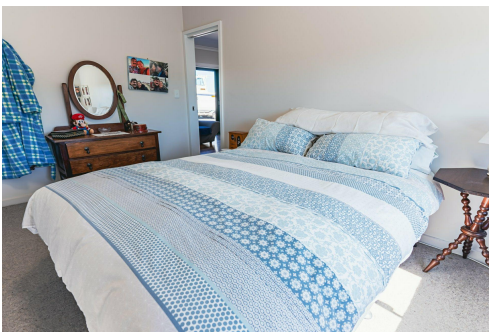
Rates \$2179/annum  
Zoning Agriculture (front block), Rural (back block)

## More About this Property

Property ID	P1BFN1
Property Type	House
Land Area	154.1 hectare
Including	Toilets (1) Fire Place Water Tank

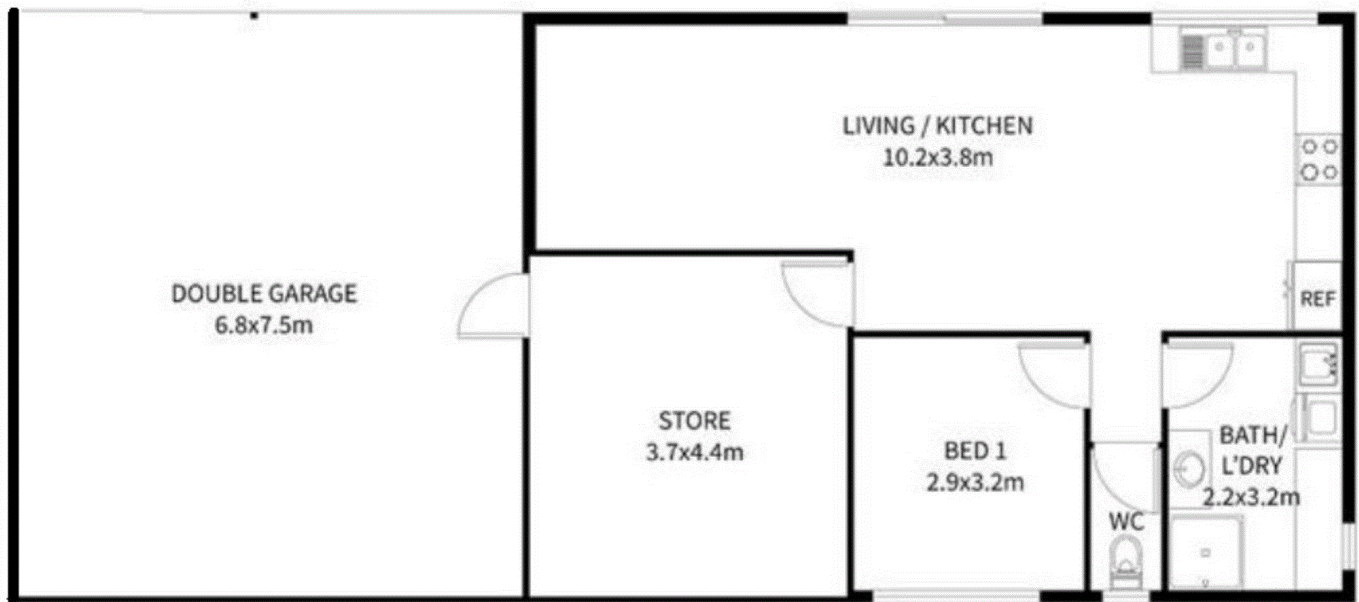
David Liebmann 0428 860 047  
Property Consultant | [dliebmann.sthelens@ljhooker.com.au](mailto:dliebmann.sthelens@ljhooker.com.au)

LJ Hooker St Helens (03) 6376 2300  
36 Cecilia Street, ST HELENS TAS 7216  
[sthelens.ljhooker.com.au](mailto:sthelens.ljhooker.com.au) | [sthelens@ljhooker.com.au](mailto:sthelens@ljhooker.com.au)



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