



257 Bacala Rd, Tunnel



45 ACRES OF LEVEL PRODUCTIVE PASTURE BACALA 2 BDR BRICK HOME, REDUCED PRICE NOW O/O \$698,000

An outstanding small rural holding, highly productive, top dressed annually, in about 8 paddocks, with a small creek which runs 95% of the year. Water reticulated to most paddocks. Functional yet old stockyards.

Complimented by a comfortable renovated 2-bedroom home, with upgraded kitchen and bathroom. 2-car colour-bond garage and carport. Front and rear verandas.

Beautiful rural outlook, no close neighbours, occasional Tasmanian Blackwoods providing shelter and ambience.

Currently owner grazing cattle.

Conveniently located approximately 32 kms or half an hour from Launceston, about half way between Launceston and Scottsdale. Six or seven minutes to Lilydale which has a doctor, school, pub chemist, supermarket rural supplies and fuel outlet.

Easy access via public road on two boundaries. All bitumen road, school bus service.

Offering an opportunity to be self-sufficient, enjoy a lifestyle change, produce your own fruit and vegies, meat, poultry and eggs, low-cost living.

Priced To SELL.

Call our consultants today as this exceptional opportunity is rare and will

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Price	O/O \$698,000
Property Type	Residential
Property ID	1103
Land Area	183,100 m2
Floor Area	130 m2

**AGENT DETAILS**

Paul Scott - 0477771098  
Neha Suyal - 0490120104

**OFFICE DETAILS**

Tasmanian Business and Property Sales  
31 Eence Dr St Leonards, TAS,  
7250 Australia  
0432256682



not last long.. Phone Praveen Pant 0432 256 682, Neha Suyal at 0490 120 104 or contact Paul Scott at 0477 771 098 email:

pauls@businessbrokersnetwork.com.au INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE property AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF.

NOTE: All figures are approximate.

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