



355 Bowens Rd, York Town



## 127 ACRES PERFECT BLOCK 45 MINS TO LAUNCESTON 2 DAMS BUILD YOUR HOME STCA

Discover this unique opportunity in the stunning West Tamar region, only 45 minutes from Launceston. This exceptional property offers a perfect blend of nature and convenience.

Ideal for Weekend Getaways or Building Your Dream Home. Whether you're looking for a serene weekend retreat or a place to build your family home (STCA), this property provides the perfect setting.

### Features:

**Beautiful Landscape:** Enjoy several walking trails developed by the current owners, perfect for family fun and outdoor activities.

**Easy Access:** Conveniently located off Bowens Road, with cleared flat land a few hundred meters from the main gate, ready for building.

**Water Resources:** Rainwater and natural water sources are connected to pumps for regular use. The property includes a large dam near the NE boundary, ideal for setting up a jetty.

A 24,000-litre corrugated poly water tank ensures you have all the water you need.

Internal septic system in place.

An 8 x 4.5 meter colorbond shed with a perfect concrete slab, ideal for hobbies and storage.

📏 127.70 ac

<b>Price</b>	Offers over \$499,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1965
<b>Land Area</b>	127.70 ac

### AGENT DETAILS

Paul Scott - 0477771098

Praveen Pant - 0432 256 682

### OFFICE DETAILS

Tasmanian Business and Property Sales

31 Encee Dr St Leonards, TAS,  
7250 Australia

0432256682



Majority bush.

Bonus Inclusions:

Chattels: 1965 David Brown tractor, trailer, 7 x 3.5 meter insulated cabin, and a boat (2 minor leaks).

Zoning: The property is zoned as rural and is only a 7-minute drive from Beaconsfield & 10 minutes to popular Greens Beach Tasmania.

This property is priced to sell at offers over \$499,000. Don't miss out on this rare opportunity. Contact us today for an inspection or to make an offer!

Call our agents today - Phone Paul Scott 0477 771 098 or Praveen Pant 0432 256 682 or email: pauls@tasbps.com.au & praveenp@tasbps.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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.