

Sold



110 Mud Walls Rd, Colebrook



OFFERS OVER \$59,950 POTENTIAL-PLUS SMALL ACREAGE,  
COLEBROOK TAS - 6,677SQM

**\*\* PRICED REDUCED \*\***

Here is an outstanding opportunity to secure a level, pastured, picturesque small acreage at a very affordable price in Colebrook, Tasmania.

On the main road through this peaceful locale, surrounded by farmland and next door to the Tavern is this lovely parcel of land. At approx. 1.65 acres it's large enough for a pony, chooks or a couple of sheep, but small enough to be easy to manage.

Offering delightful pastoral views over the Coal Valley, morning sun and the bonus of sealed road frontage and electricity to the boundary. The property will be fully boundary fenced as well.

Colebrook is a quaint town steeped in history and only 53kms (about 48 mins) from Hobart. You could commute to Hobart for work and perhaps stroll to the Tavern for a meal and a beverage after work, while pottering around in your own veggie patch on weekends.

The zoning is rural but the owner has been advised that if you run a rural business enterprise from the property, you may have the right to build (STCA).

Please note: this property is presently VACANT ie there are no buildings on site.

📏 6,677 m<sup>2</sup>

Price	SOLD for \$54,000
Property Type	Residential
Property ID	269
Land Area	6,677 m <sup>2</sup>

### AGENT DETAILS

Paul Scott - 0477771098

### OFFICE DETAILS

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



Blocks like this are highly sought-after by people wanting a semi-rural or self-sufficient lifestyle, without sacrificing the creature comforts.

Don't let this one pass you buy, at this price you will kick yourself if you miss out!

Contact Paul Scott on 0477 771 098 or email [pauls@tasbps.com.au](mailto:pauls@tasbps.com.au), or Donna Kremmer phone 0490 080 173 or email [donnak@tasbps.com.au](mailto:donnak@tasbps.com.au).

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