



149 Springhill Bottom Rd, Colebrook



## 1.2HA COLEBROOK BUILDING BLOCK, RURAL VALLEY VIEWS, SERENITY & HISTORY VALLEY VIEWS

Fabulous rural house site, in a protected valley, close to Colebrook, in the Coal Valley has the following features

- Level house site, (previous home burnt down)
- Has power on to the site.
- Road frontage
- Excellent water supply, permanent dam and bore, tank( for rainwater collection) can pump up to large concrete water tank which gravity feeds back to any house you may erect.
- Well fenced on the boundary and the house site has a 6 ft fence.
- Large gum trees and many native trees planted along the boundaries.
- Slightly undulating elevated land, with extended valley views.
- Infrastructure includes, 3 dog kennels, chicken coop, horse stable/barn, garden shed and large hot house frame.
- Septic tank in place.

This rare opportunity allows you the opportunity to erect the style of home you wish, with all the services you require in place. Enjoy all the features of country living, become self-sufficient, have some chickens, a horse, cow or sheep or as the existing owner has, some alpacas. Grow your own veggies and care for the fledgling orchard.

Here you don't live at a street number, neighbours will know you by your

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Price	SOLD
Property Type	Residential
Property ID	504
Land Area	1.20 m2

### AGENT DETAILS

Paul Scott - 0477771098  
Praveen Pant - 0432 256 682

### OFFICE DETAILS

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



name.

Have time to smell the roses, watch the sun come up (easterly aspect) and set, where the stars fairly blaze at night, you will have time to appreciate all four seasons and nature.

ideal for the establishment of a small rural business.

Contact Paul Scott @ Tasmanian Business & Property Sales,  
pauls@tasbps.com.au or ph 0477771098

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