

80 McManus Drive, Falmouth, TAS, 7215



Land For Sale

Sunday, 3 November 2024

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Type: Land



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Panoramic Ocean Views with Views, Power & Infrastructure

Set against panoramic ocean views, 80 McManus Drive on the outskirts of Scamander is where lifestyle meets limitless potential. This property offers an inspired setting for those ready to embrace self sufficiency, sustainability, and the serene rhythm of coastal life; all while minutes from the beach and conveniences of town life.

The groundwork is set, with impressive infrastructure already in place to make your dreams come alive. A 20 gigalitre dam ensures abundant water access, complimented by a 75 metre deep bore that delivers a crystal clear water at around 15 litres per minute. Approximately 10 acres of cleared land span from the proposed house site to fully fenced livestock yards, ready for animals or further horticultural pursuits. With power connected, water tank and an excavated house site (complete with design plans ready to submit), this property is primed for you to build your dream.

With self sufficiency in mind, you will love the vast orchard already thriving with fruit trees, just one of the many features that make this land perfect for those ready to embrace the "grow your own" lifestyle. Additionally, there's no shortage of storage with ample sheds and concrete slabs, ideal for securing boats, caravans, and horse floats.

Beyond your cleared expanse, about 20 acres of natural bushland offer a retreat into nature's untouched beauty, set adjacent to the serene Henderson Lagoon wetlands-a haven for wildlife and birdwatching.

Situated in a highly sought after neighbourhood, this is more than land; it's a launching pad for an elevated lifestyle only moments from Scamander, St Marys, and Falmouth.

Don't just imagine the life-build it here at 80 McManus Drive.

PROPERTY INFORMATION:

Land Size: 12.10Ha

Zoning: Lifestyle Conservation

Power connected

Scamander and Falmouth are two of the most popular coastal towns on Tasmania's east coast. 16km south of St Helens which is the largest town on the coast, Scamander is serviced by a post office, pharmacy, supermarket, fuel station, coffee shops, newsagency, hotel, sports complex and milk bar. Situated at the mouth of the Scamander River and famous for beautiful Scamander Beach, this coastal town has a very relaxed vibe. The township is serviced by a twice daily bus service to the coastal towns and major cities. 4g Optus and Telstra coverage available plus NBN. Falmouth is a beachfront hamlet known for tranquility and very tightly held properties. The beach, river and hinterland are easily accessible from Scamander and Falmouth, with schools and hospitals both available at St Helens or St Marys.

Harcourts St Helens has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.