

**Baudin Baudin Road, Carlton River, TAS, 7173**

**Raine&Horne.**

**Land For Sale**

Friday, 6 December 2024

**Baudin Baudin Road, Carlton River, TAS, 7173**

**Type: Land**



Warren Stuart  
0418121879

## **AMAZING OPPORTUNITY - CLEARED ACREAGE - WATER & RURAL VIEWS**

Build, invest or land bank

This is a fantastic opportunity to purchase approximately 100 acres of cleared land, currently on 2 titles and capturing beautiful water and rural views down over Carlton River and across Frederick Henry Bay. Enjoying all day sun, this amazing plot of land is either flat or gently undulating with dams dotted spasmodically around the large allotment.

Ideally positioned in the ever popular beachside suburb of Carlton River and surrounds, this area has become a very much sought after location for living the ultimate laid back lifestyle. It offers the most beautiful surf and swimming beaches that are second to none and it is also very well renowned for being a very popular fishing mecca.

Relevant features include:

1. Adjoins established area of homes on 1.0+ ha lots.
2. Sealed road and power to the centre of the main southern boundary of this charming property.
3. Gently undulating cleared land, the majority being 35-45 metres above sea level with outstanding building sites.
4. Numerous professional reports explaining the potential future development of this the property have been completed.
5. An attractive lease back option is also available to the successful purchaser.
6. Offers Over \$1,750,000 + G.S.T (if applicable).

The Dodges Ferry Township and shopping precinct is only a few minutes drive and offers most shops and services to the Southern Beaches Community which caters for most family needs. There is the Primary School, Chemist, Hill Street Store, Butcher, Bakery, Hairdressers, Takeaway, Food Vans and more. It is only about 10-12 mins to Sorell, which offers 2 major supermarkets plus an additional range of shops and services.

Call Warren today for further information!

\*The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify these details.