



### 7201 Channel Highway Nicholls Rivulet TAS

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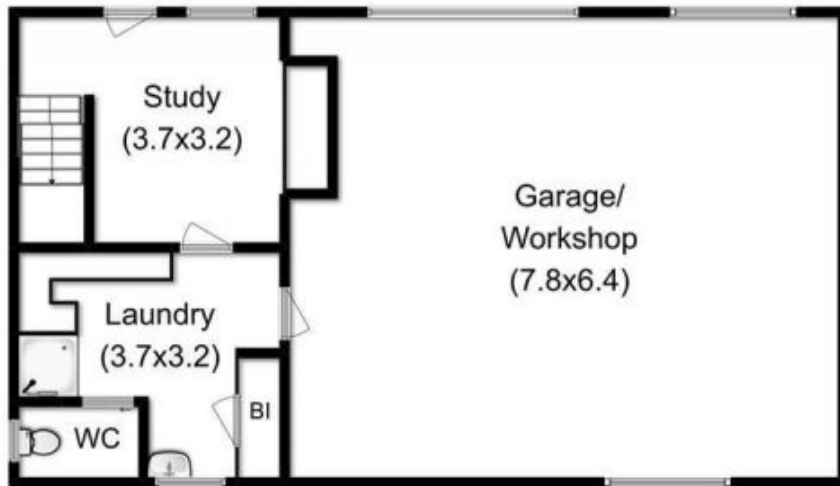
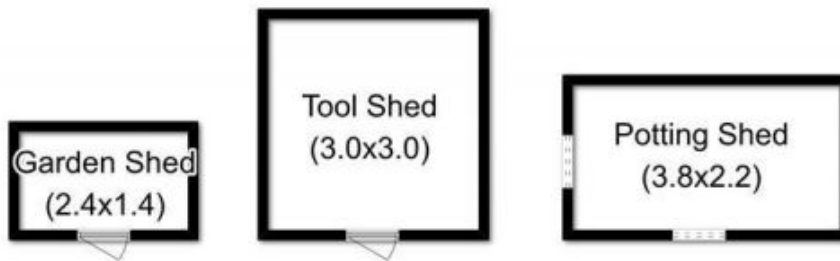
This two Storey home is one Title, with two additional Titles included in the land package of approximately 2694m<sup>2</sup>, situated at Crooked Tree Point, overlooking Port Cygnet Bay, only 5 minutes drive from the township of Cygnet. Comprising 2 bedrooms with built-ins and study/third bedroom. Open plan kitchen, dining & lounge with access via sliding doors onto the undercover verandah. Garage with workshop downstairs. Beautifully landscaped with fruit trees and veggie garden.

The arts, music, boating and sustainable living are some of the key interests of the residents of Cygnet and its surrounding areas. The township offers many activities with lawn bowls, tennis, riding, football and cricket clubs, sports centre and yacht club and newly built Medical Centre, all located in the hub of the town. Shops include supermarkets, hardware store, haberdashery, bakery,

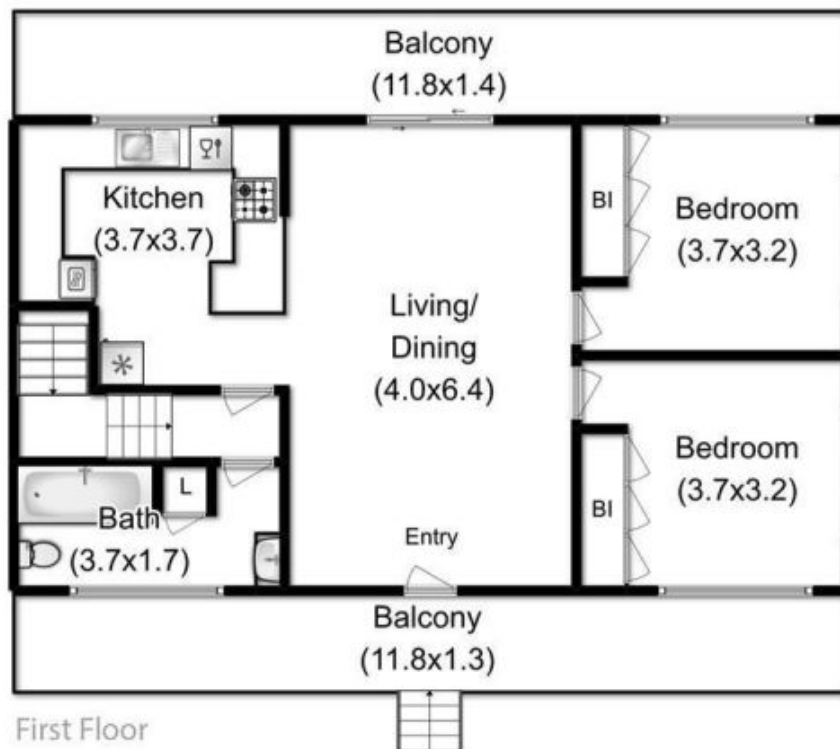
**Building Size** : 152 sqm  
**Land Size** : 2694 sqm  
**View** : <https://www.taspr.com.au/1462885>



**Maree Oost**  
**03 6264 2888**



Ground Floor



First Floor



Total Approx. House Area : 152.0 m<sup>2</sup>  
 Total Approx. Outbuilding Area : 22.0 m<sup>2</sup>

Fixtures & Fittings for display purposes only, not to scale  
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