



### 7201 Channel Highway Nicholls Rivulet TAS

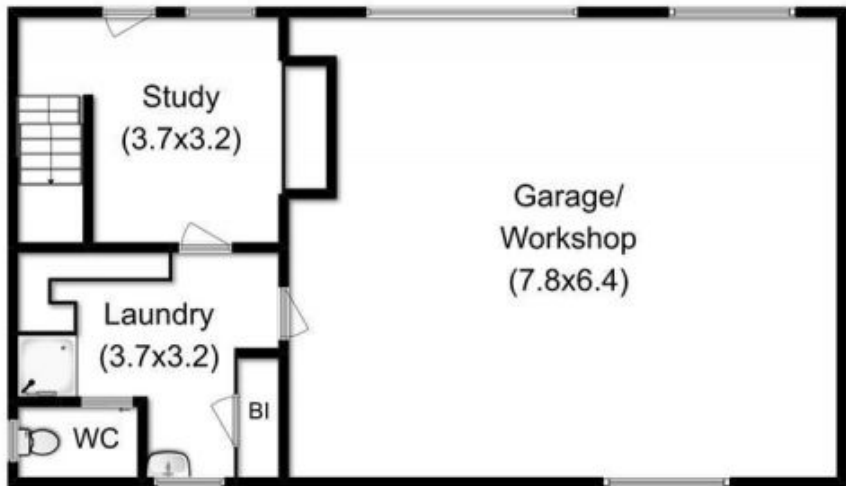
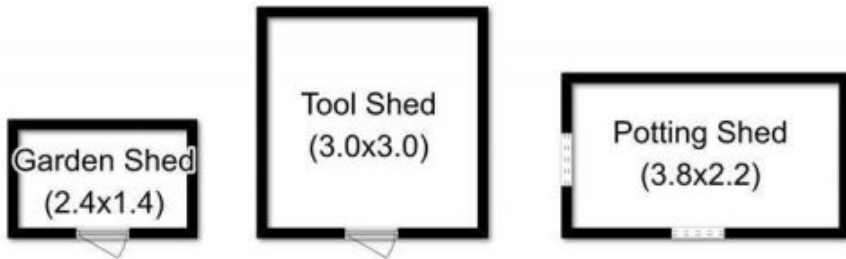
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This two storey family home situated at Crooked Tree Point is in a great position overlooking Port Cygnet Bay, only a 5 minute drive from the township of Cygnet. Comprising of 3 bedrooms plus open plan kitchen, dining and lounge with access via sliding doors onto an undercover verandah. Garage and workshop under. Beautifully landscaped gardens with plenty of fruit trees and a veggie garden. The additional land is available by negotiation, plenty of room for a pony or some sheep.

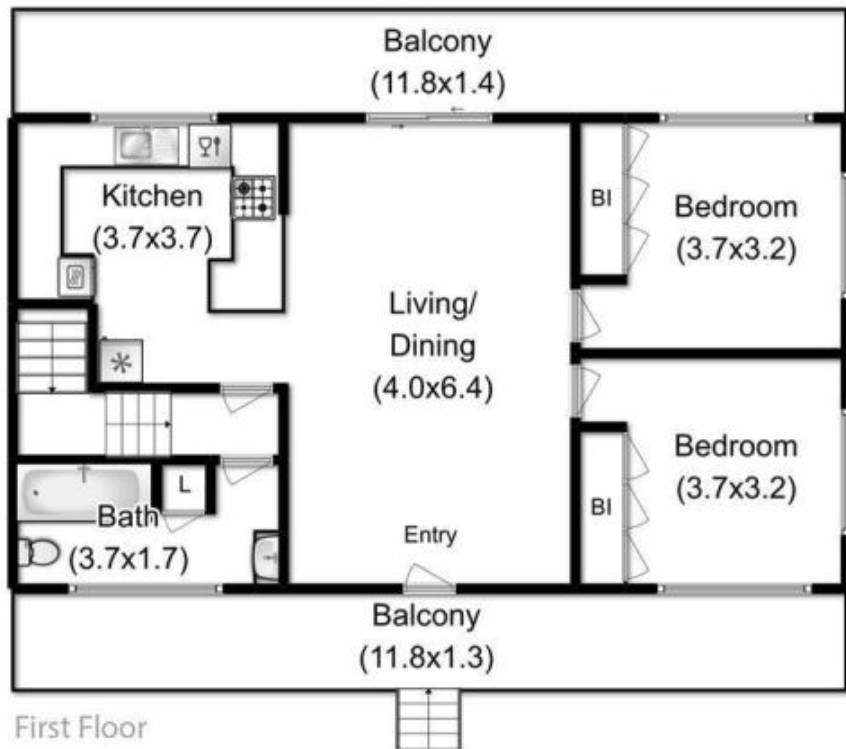
**Building Size** : 152 sqm  
**Land Size** : 2694 sqm  
**View** : <https://www.taspr.com.au/1600042>



**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  
 Produced by Open2view.com