



**40 Cross Road Nicholls Rivulet TAS**

3 2 24

Finally a property that can truly boast all the required elements for your move to the country! Benefits such as 17 acres of pasture and bush, an established, 400 tree organic pear orchard, producing 100 bins of pears @ \$200 per bin this season, currently being sold to Willie Smith Organic Cider, Huon Valley, with an ongoing contract for the new buyer and a spring fed dam are just the beginning of the features on this property's list! The 25 square foot home is one to be proud of with underfloor heating, blackwood kitchen, 3 living areas, 3 large bedrooms, 2 bathrooms, internal garage and covered verandah.

**Building Size** : 197 sqm  
**Land Size** : 70820 sqm  
**View** : <https://www.taspr.com.au/532112>

Lets start with the house: The home is a not only a substantial, quality homestead with an exciting floor plan that will allow you to configure your living spaces as you require, but there is so much potential to further improve. Off the informal dining room is an internal garage that has



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HOUSE AREA : 229.4m<sup>2</sup> (24.69sq)

