

1200 MELROSE ROAD, Lower Barrington, Tas 7306



Cropping For Sale

Thursday, 14 December 2023

1200 MELROSE ROAD, Lower Barrington, Tas 7306

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 11 m2

Type: Cropping



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luke Ellison

0459351262

Offers over \$1.3m

To enquire, please email or call 1300 815 051 and enter code 9773 This block features 26 acres of quality agricultural soil suitable for any horticulture or agriculture enterprise. In the past it has been a dairy farm and more recently it has produced organic brassica, potato, carrot and ornamental bulbs. There is an existing 2 hectare immature quince and morello cherry orchard. The land is relatively flat and almost 100% is suitable for cropping. The property has abundant water available from a 10 megalitre dam, 20 megalitre irrigation scheme allocation and a 400 gallon per hour bore. A new comfortable 3/4 bedroom house, large 18 x 13 x 5m shed and separate cool room make it a great self-contained property with potential for market garden, cut flowers, intensive orchard, vineyard or any other intensive enterprise. The property is conveniently situated close to transport via The spirit, sea freight and Devonport airport. The city of Devonport, Latrobe and Sheffield are 15 minutes drive and Spreyton only 10 minutes. It is 300 metres off a major tourist route to the iconic Town of Murals and Cradle Mountain giving it great potential for a farm gate outlet for produce. The surrounding countryside is a picturesque mixture of cropping, livestock, equine and horticulture. Lower Barrington is a small village with approximate population of 240. It is home to The Truffledore truffles, Barringwood vineyard, The Big Pot nursery, a Baptist church and a town hall for community functions. The new 3/4 bedroom, 2 bathroom house was built in 2022. Fully insulated and double glazed with a wood heater and 8kw reverse cycle air conditioner make it a warm sunny house. It is situated well within the property boundary giving it privacy, peace and quiet. There are expansive unobstructed views overlooking the orchard to the surrounding farmland and ranges. The house features a large, covered balcony for entertaining or just relaxing and taking in the view. The whole property receives full all day sunshine keeping it warm well into the evening, for those summer time BBQ's while watching the sun go down. The property has dual access is via Melrose Road and Rosacea Road, with internal formed gravel roadways. The Rosacea Road entry is lined with an avenue of sugar maples, morello cherries and quince trees for a regal approach to the residence. There is a wide range of native avian species, both resident and itinerate, for the bird watcher. These include Eagles and raptors, parrots, wren and robin redbreast amongst others. The dam has platypus, black swan and waterbirds. THE HOUSE New 3 bedroom 2 bathroom house with office/mudroom or 4th bedroom. Reverse cycle heating/cooling, wood heater, fully insulated and double glazed. Open plan living room, large pantry and large laundry room. Large covered balcony. Low maintenance vertical hardi board and colourbond cladding. Colourbond roof. 22000L rainwater tank. THE OUTBUILDINGS New 6 x 12m garage/carport. New steel shed 13 x 18 x 5m with 6m lean to with 3 phase power. Large truck turning area and parking at front. New 10 x 7 x 3.2m shed with 6 x 6 x 2.2m cool room. 3 phase cooling equipment in good order. THE PROPERTY - 10.77 Ha with gravel surfaced internal roadways. - Access from Melrose Rd and Rosacea Rd. - Quality basalt soil. Slightly undulating. - Approximately 2Ha orchard. Quince x 680 trees, morello cherry x 100 trees, medlar, hazelnut, - chestnut and sugar maple. - All day sun. Low frost frequency due to surrounding topography and air flow. WATER RESOURCE - 10MI dam - 20MI irrigation scheme allocation with 100m head. 142psi. on 2inch outlet. (no pump needed) - 400 gallon/hour bore with mains to shed and orchard. Pump pressure 30m. 42psi. To enquire, please email or call 1300 815 051 and enter code 9773