

**13 Reynolds Road, Colebrook, Tas 7027**



**Horticulture For Sale**

Thursday, 16 November 2023

13 Reynolds Road, Colebrook, Tas 7027

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 15**

**Area: 390 m2**

**Type: Horticulture**



Scott Howard  
0418212703



Brendon Campbell  
0408430919

## **Expressions of Interest Over \$2,500,000**

390 ha of spectacular countryside and prime grazing country. This property is simply spectacular and really is an experience to inspect. Situated on 390ha (nearly 1000 acres) of some of the most glorious landscapes and farming country in Tasmania. Dissected by the Coal River where it flows its strongest is this excellent country with its undulating hills, river flats, incredible rock formations and the perfect combination of productive pasture with light natural bushland. Farming infrastructure is well provided for with a 3-stand shearing shed that has recently been extended and modified plus a large machinery shed and renovated 2 bed homestead. The fencing is also very good and there is vehicular access to virtually the whole property. There is also a 40-acre deer enclosure that is still workable. Several dams are scattered throughout the property and, as mentioned, the Coal River flows strongly right through the middle. Well-designed laneways and paddock subdivision makes for efficient stock movement and there is good shelter all around the farm. This beautiful block is currently on 3 titles but with a subdivision approval in place to split two further blocks off. It is possible to purchase the property with or without the new lots (call for further explanation). All this is less than an hours drive to Hobart, 30 mins to Hobart Airport or 15 minutes to the Midland Highway. "Eldon Farm" is now looking forward to its next owner to take care of its future development. We look forward to your enquiry for further information and/or inspection. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information. All timeframes and dimensions are approximates only.