

# 137 Sharmans Road, Dunorlan, Tas 7304

## Sold Acreage

Friday, 1 September 2023

137 Sharmans Road, Dunorlan, Tas 7304

Bedrooms: 5

Bathrooms: 2

Area: 64 m2

Type: Acreage



Doug Marshall  
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## Contact agent

As picturesque as it is productive, the agricultural appeal of this elevated, undulating rural holding is enhanced by its equally enticing lifestyle prospects. Two cottages, one defined by classical early 1900s character and ready for renovation throughout its 2 bedroom format, is accompanied by a flexible 3 or 4 bedroom home that's reflective of c1950s origins. Fenced paddocks suitable for grazing and cropping create a great opportunity to pursue primary industry success in an ideal setting which also features several machinery sheds, a hay barn and a substantial dam. The opportunities offered by 'Solmont' range across a wide variety of activities including fine wool and beef production, breeding and cash cropping with red basalt soils on the upper slopes which are well suited to winter stocking, with black alluvial soils on the lower flats. The property also features wallaby proof rear boundary fencing, adjacent to the native bushland. Proximity to Deloraine township and easy access to both Launceston and Devonport add to the attraction of a property offering some 64.11 ha of prime northern Tasmanian land currently configured into 24 paddocks. Water licence 4996 provides for a 35 Megalitre water licence from a permanent tributary of the Rubicon River which traverses the land, while the dwellings are supplied by spring water. Meander Valley Rates are approximately \$2,726 Per annum for the current year