

**1504 Deddington Road, Deddington, Tas 7212**

**Other For Sale**

Monday, 17 June 2024

1504 Deddington Road, Deddington, Tas 7212

Area: 1395 m2

Type: Other



Martin OByrne  
0417594960



Michael Warren  
0458711755

## Expressions of Interest by 31st July 2024

A special opportunity exists to secure this well known and much admired property, so close to Launceston Airport, historic Evandale and Launceston CBD. "Marathon Run" at Deddington comprises 4 titles all of which have frontage to Nile River, totalling 1,395 hectares or 3,447 acres (approximately). The property consists of approx. 270 hectares of grazing paddocks and approx. 1,100 hectares of protected forests, which have been under a private conservation covenant since 2003. Along with 2 neighbouring properties, "Marathon Run" forms part of one of the largest privately protected reserves in this state. Traditionally running superfine merino sheep with the addition of Coopworths in recent times, the farm will appeal to a variety of buyer groups from farming to environmentalists. The location of this majestic property lends itself to a tourism venture (STCA) with approx. 177 different species of plants, 58 bird species and 14 mammals have been recorded on the property. The overall vegetation on "Marathon Run" is described as "Dominated by Eucalyptus amygdalina, open woodland with an understorey dominated by Acacia dealbata, situated on dolerite". The long frontage to the Nile River is quintessential, offering terrific fishing in arguably one of the cleanest waterways on the planet. This enchanting property in "Glover Country" should not be missed if you are a discerning conservationist, recreationist and have a strong desire to preserve the special environment that exists in this area of Tasmania. Expressions of Interest close 3:00pm, 31st July 2024.