

# 1555 Huon Highway, Lower Longley, Tas 7109



## Sold House

Monday, 14 August 2023

1555 Huon Highway, Lower Longley, Tas 7109

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Area: 14 m2

Type: House

## Contact agent

Reconnect with the land and explore the endless possibilities for farming pursuits on this spectacular, almost 36-acre parcel of rural resource lifestyle land. Conveniently situated halfway between Huonville and Kingston means you have a choice of shops, popular restaurants, and major services all within 10 minutes. Once on the land though, beyond the orchard and rolling green paddocks, whilst enjoying the natural, parklike grounds along the creek boundary, you will feel like you have your very own piece of Tasmanian wilderness. The solid and comfortable 1960s cottage has undergone extensive renovations over the last year including a new kitchen and bathroom, double glazed window installation, new carpets and window furnishings, new wood heater and new instantaneous gas hot water system. Where else in the world would you find a kitchen window that combines views over the makings for the ultimate kitchen garden, a dam so large you may as well call it a lake, stunning mountain vistas and even the occasional Aurora? Originally used as a productive cherry farm, the orchard houses approximately 30 rows of trees boasting varieties such as Simone, Lapin, Sweet Georgia, Regina and Silvia. The altitude of over 300m brings a late harvest which can be of benefit once the majority of other producers have finished their seasons. Currently, there are tall side nets and electric fencing on 3 sides of the orchard, there's an irrigation system which is controlled by timers in the pump house and an ultrasonic bird scarer. The orchard could easily be converted to substantial market gardens, other fruit, including wine grapes or berries and nuts or return part or all to paddocks with quality pasture as the soil is rich, fertile and well drained. The ease of entry and multiple off street parking areas near to the orchard are also ideal for a future farm gate stall to sell produce directly off the land (STCA) as the property is on a major tourist route, only 20 minutes from Hobart. There is extensive, additional infrastructure with a large 3 bay shed, one end converted into a barn for stock, an easily accessed cattle race/ramp and a nearby picker's toilet previously provided for fruit pickers who have worked the orchard in the past, fenced paddocks, storage outbuildings, a high and low voltage power pole at the dam, 10 raised Colorbond garden beds and the fully netted enclosure and hen house, 'Fowlton Abbey', for the most pampered chooks in the district. Grab the opportunity now to be self-sustainable and earn an income right from your very own convenient and breathtaking piece of this sought-after region. Call for an inspection today!

- Solid, hard-wood 1960s home
- New, modern kitchen
- New bathroom with unique walk-in shower over bath
- Premium woollen carpets and underlay
- Premium curtains and blinds, thermally efficient curtain fabric with block out
- New double-glazed windows
- New instantaneous gas hot water system
- New Nectre wood heater
- Daikin air conditioner
- 10 raised Colorbond garden beds
- 13 apple crates for further growing space
- Luxury chook house and netted run
- 8 million litre dam
- Irrigated cherry orchard, nets and electric fencing to 3 sides, bird scarer
- Cattle race/ramp
- Large 3 bay shed
- Storage outbuildings
- High and low voltage power pole near dam
- House gets full winter sun
- Fourteen Turn Creek boundary

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.