

**1869 Bruny Island Main Road, Great Bay, Tas 7150**



**Sold House**

Saturday, 12 August 2023

1869 Bruny Island Main Road, Great Bay, Tas 7150

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 10**

**Area: 50 m2**

**Type: House**



Laureen Wood  
0409680822

## Contact agent

To introduce 'Lawrence Vale' we need to start with the remarkable location! Conveniently set back from Bruny Island Main Road, this is a private property only fifteen minutes from the island's ferry service and less than a five-minute drive from the iconic isthmus and surf beach that separates North and South Bruny Island. Not only is this substantial property also positioned across the road from the stunning beach at Great Bay but it's a short walk to discover fine delicacies and the delights of local boutique produce. And wait, there's more...the property borders National Park, just to add an extra dimension to its proximity! Expansive and north-facing are two key descriptive words, encompassing over 50 hectares (approx. 130 acres) of stunning rural farming land and natural bushland. This is a property that offers a unique opportunity for a variety of pursuits and a truly private residential vision. One of the standout features of 'Lawrence Vale' is the abundant water supply, ensuring self-sufficiency and providing ample resources for irrigation. The property boasts a gravity-fed garden irrigation system, making it effortless to maintain the beautiful gardens and lush vegetation. Impressively, there are several dams (approx. 10) of varying sizes, all are picturesque with the largest of the dams located towards the middle of the property. These water features not only enhance the natural beauty but also offer possibilities for various agricultural or recreational activities. A charming three-bedroom farmhouse holds a rich history, dating back to the early 1900's. Its comfortable design and rustic ambiance provide a cozy retreat amidst the serene surroundings. Additionally, multiple outbuildings, include a quaint cabin, studio/workshop, carport, sheds including old hay storage and character-filled bush hut. These buildings offer versatility and potential for various uses, be it storage, workshops, or creative spaces. 'Lawrence Vale's' cinematic landscape presents breathtaking views across the D'Entrecasteaux Channel from various elevated areas. These panoramic vistas create a stunning backdrop and set the stage for the property's potential, whether it be establishing grazing pastures, cultivating vineyards for winemaking, developing orchards, or exploring opportunities in the tourism industry. The property's vast size and diverse terrain offer endless possibilities for pursuing personal passions or developing unique ventures (STCA). While privacy is a key attribute of 'Lawrence Vale', it remains conveniently close to local amenities. A short walk will take you to the beautiful Great Bay beach, where you can enjoy the sand, swimming, and breathtaking sunsets. Nearby, you'll also discover the delights of a local cheesery, renowned for its boutique produce, and a well-known oyster bar, offering the finest seafood delicacies. Bordering with National Park, tracks lead to Cape Queen Elizabeth and access to the pristine beach and the wonders of the surrounding coastline and picturesque natural environment. Amongst the salient features, this sizeable expanse of land includes:

- stunning landscapes
- ample water resources
- abundant native wildlife
- large quarry
- comfortable farmhouse
- landscaped gardens
- enclosed vegetable gardens
- fenced paddocks
- multiple versatile outbuildings and storage
- convenient proximity to the beach, local produce, and National Park

Whether you're looking for a private residence, a place to pursue your passions, or an investment opportunity 'Lawrence Vale' promises an extraordinary lifestyle amidst the beauty of Bruny Island, don't wait to contact Laureen Wood, also an island resident. 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.