

# 2118 Lyell Highway, Hayes, Tas 7140



## Sold Mixed Farming

Tuesday, 12 December 2023

2118 Lyell Highway, Hayes, Tas 7140

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 5**

**Area: 80 m2**

**Type: Mixed Farming**



Hayden Windsor  
0362614222

## Contact agent

This is your first opportunity in over 100 years to purchase this well known Derwent Valley farming enterprise. Only 5 Minutes from New Norfolk and just 40 minutes to Hobart, this is a rare opportunity to purchase a genuine agricultural property within commuting distance to Hobart. With around 200 acres of fertile land, 700 metres of river frontage to the Derwent River and a 150 megalitre summer irrigation water license, this property presents a wide array of agricultural and tourism opportunities. The huge potential for tourism is evident with the picturesque position on a major tourist trail having unparalleled access to the Derwent River. With a beautiful view towards the Wellington Ranges the homestead is large (approximately 260m<sup>2</sup>) and comfortable. With four bedrooms, two bathrooms, two kitchens and two large lounges there is ample room to spread out and is a great spot to entertain large groups. There is also a separate 70m<sup>2</sup> two bedroom unit with a relaxing veranda above the cherry orchard. The extensive established trees and gardens include the 65 tree cherry orchard and over 50 varieties of roses. Johnny's Creek winds through the property supplying four dams teaming with wildlife. The resident platypus are a regular highlight. There is also the major bonus of a licensed commercial gravel quarry being operated on the property producing significant royalties. The property includes an 18 x 7m machinery shed, barns, workshop and storage sheds. The major irrigation infrastructure from the Derwent is already in place. Please contact Hayden from Derwent Real Estate to book a Private Inspection.