

# 212 Clear View Road, Crabtree, Tas 7109



## House For Sale

Thursday, 14 March 2024

212 Clear View Road, Crabtree, Tas 7109

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 24 m2**

**Type: House**



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## Expressions of Interest

Perched high within the hills of the Huon Valley, this 59 acre property is a rare find and has so much to offer! Whether you are looking to frame a beautiful view when building your dream home, to operate an approved business, or to widen your knowledge and continue the existing cherry business, then this property could be the one for you. The ideal building location sits within an open sun path, while enjoying a stunning view down through the Huon Valley from Mountain River through to Waterloo. The 580m<sup>2</sup> colorbond shed measures 50m x 14m and is complete with an office downstairs and an internal unit upstairs which includes a kitchenette, open plan living/bedroom and bathroom facilities, allowing for on site accommodation and makes a great place to establish yourself while building a new home. The downstairs office area features a lunch room, staff amenities including toilets and a shower plus a separate office. The large shed would suit many agricultural and business uses, featuring 2 high roller doors suitable for truck access and 2 separate cool rooms that can be removed if required. Both have been utilised with storage areas constructed above to make great use of the floor space cherry grading and sorting equipment. The property comes complete with an extensive machinery list complete to run the cherry orchard and also the farm, in general making it an easy transition without additional costs in that area. Additionally there are other multiple timber sheds and outbuildings for further storage. There is ample water supply, with bore water, 3 large dams, piped spring water from the adjacent reserve land and a bank of 7 tanks which are set up to gravity feed back down to the property for irrigation. Additionally there are 3 tanks that catch from the expansive roof from the shed. This area is well known for being very picturesque. As you drive up the Crabtree Valley, you are surrounded by rural pastures, hills of native forests and a backdrop of mountains. This block provides a great mixture of diverse bushland and pasture around the orchards. Removal of the orchards would see those areas being able to be used as fenced paddocks, ideal for stock with existing infrastructure in place, and with the elevation and aspect small fruit diversification could be another income stream to add on within the infrastructure. The property has extensive roading, fencing, piped water and additional infrastructure established and large areas of parking spaces to accommodate heavy vehicle and large volume of car parking. Crabtree is a quiet hamlet situated approximately 30 minutes drive from Hobart CBD. A short ten minute drive will have you in the Huon Valley hub of Huonville, with all the amenities you expect from a country town. This is a special property and one that needs to be seen in person to appreciate all that is on offer. Please call or email us today for further information. For sale by expressions of interest closing on the 15th of April 2024. Rates \$2,400 approx pa