

# 258 Hop Valley Road, Blackwood Creek, Tas 7301



## House For Sale

Wednesday, 24 April 2024

258 Hop Valley Road, Blackwood Creek, Tas 7301

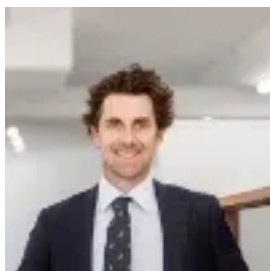
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 7**

**Area: 5 m2**

**Type: House**



Nick Hay

0363108320

## Price Guide: \$480,000

Inviting all formal offers to be presented to the listing agent by 12pm on Friday 17th May 2024. The vendors reserve the right to accept a formal offer prior to the closing date. Pristine mountain stream water, fresh country air and a magnificent location are just some of what makes this part of Tasmania so appealing. Set at the foothills of the Great Western Tiers, this unique slice of Tasmanian wilderness could be yours. Whether you envision a private retreat, eco-conscious Airbnb, or wish to develop more accommodation (STCA), this slice of Tasmanian paradise is ready to welcome you home. Nestled on 5.862 hectares (14+ acres), just 40 minutes from Launceston, this property offers an off-grid lifestyle with solar energy, a septic system, and a natural water source (Weston Rivulet) that runs all year round along the property boundary. The 2-bedroom cottage is delightfully quirky yet irresistibly quaint. Hardwood flooring throughout the home is in excellent condition and feels perfect in its environment. A wood oven in the kitchen warms you, feeds you and heats your morning shower. For garden lovers outside will be an absolute joy. An existing orchard with fig and apple trees, plum, hazelnut, apricot and nectarine trees and a berry patch offering up the sweetest strawberries and raspberries. And then there are the dahlias with their multi coloured heads nodding in the breeze coming in the spring and staying until the days chill off in autumn. The extensive vegetable patch is kept untouched by native wildlife thanks to a rabbit-proof fence. There are several outbuildings on the property, including a shearing shed, hay barn, tool shed and woodshed – all the sheds! Solar powered electric fencing will keep your horses, cattle, sheep or goats safely enclosed. 258 Hop Valley Road is only 45-minute drive from Launceston CBD and 30 minutes' drive from Longford. Some Blackwood Creek residents easily commute to Launceston or Longford for work commitments. There is also convenient access to local schools via the nearby school bus route.

- 2-bedroom rural cottage.
- Solar, septic & natural water source = off grid living.
- Open plan living, dining & kitchen.
- Peaceful rural views from every window.
- Wood oven heats home & hot water.
- Stay connected with excellent mobile reception and internet coverage.
- Established gardens featuring vegetables & fruit & amazing dahlias.
- Several outbuildings including a hay barn and shearing shed.
- School bus route for those who need it.

To arrange an inspect or register your interest to attend one of the open homes; feel free to contact Nick Hay at Howell Property Group. Council Rates: \$TBA p/y approx. Northern Midlands Council. Year Built: 1950. Land Size: 5.862 Hectares (14.6 acre) approx. Building Size: 73 m<sup>2</sup> (7.8 squares) approx. Roof Materials: Galvanised Iron. Wall Material: Weatherboard. Council: Northern Midlands Council. Rental Estimate: \$TBA per week. If you are unable to view the property, we are kindly offering virtual inspections. At this time, if there is anything that we can do to assist with your buying experience, please let us know. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.