

410 East Yolla Road, Yolla, TAS, 7325

Sold Rural

Wednesday, 21 June 2023



410 East Yolla Road, Yolla, TAS, 7325

Bedrooms: 3

Bathrooms: 2

Type: Rural



Melissa Howard
0364327800

Monday to Sunday in the Country!

Looking for a lifestyle change? To live off the land? To get the kids that pony or motorbike they want? Well look no further! The peacefulness, tranquillity and country feel you get from this cosy little secret tucked away at Yolla is undeniable. Just 5 minutes to Yolla, 10 minutes to Somerset and 20 minutes to Burnie, does it get any better? With a school bus running daily to Yolla with driveway pick up and drop off you'll never have to navigate your way through school pick up again and don't worry, there is a pharmacy, petrol station, general store, and pub on the main street!

The stone entry gates and the liquid ambers lining the driveway makes you feel at home straight away. With ample parking & turning circle, workshop, horse stable, hay shed and woodshed all with power connected you're not short of places to hide away all your daily farming implements and to tinker about in your spare time. To help reduce those pesky power bills there is 20 5kw solar panels on the roof, a Rayburn solid fuel and wood stove in the kitchen which not only cooks your roast to perfection but also warms your home, with the smart addition of a slow combustion water jacket that outputs 2kw to heat your hot water.

The house has been renovated and oozes with country charm. Two double bedrooms with a built-in robe and walk-in robe in the master. Freshly varnished floorboards, new carpet and freshly painted throughout. With the added bonus of a 1-bedroom self-contained cottage it is perfect for that farm hand, teenager, friends or family! While the current oven in there is not operable there is a brand-new oven, rangehood and cook top waiting to be installed which will remain with the property. The fully fenced area around the house and cottage is wallaby proof, with an enclosed chicken coop that comes set up and ready to go with 4 chickens and feed. The woodshed is conveniently located close to the house and cottage for easy access to wood on those chilly days.

With 234 acres total, 90 acres of paddocks and pastures surrounding the property the livestock are in arms reach, with the remaining 145 acres of bush. Mineral rich bore water supplies the property with a 10,000L tank brimming with fresh rainwater. New fencing surrounds the 90 clear acres of pasture that has been tested and fertilized. A bush track encircling the border of the property and a marked track down to the Cam River. If your handy with a chainsaw this could be accessible in a side by side or quad bike. An old gravel pit, fenced off dam, sheep and cattle yards to ensure your seamless transition to farming. Worried about how you're going to feed the livestock and move those hay bales? Don't be troubled! The current owners are leaving their tractor, trailer, certain farming implements and 5 Wiltshire Sheep with the property.

DISCLAIMER: The above information has been provided to us by the owner/s and other third parties. We have not verified whether or not that information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.