

**439 Brown Mountain Road, Karoola, Tas 7267**



**Sold Farmlet**

Saturday, 30 September 2023

439 Brown Mountain Road, Karoola, Tas 7267

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 20 m2**

**Type: Farmlet**



Tim Saunders

1800158159

## Contact agent

'Bridleway' is a beautiful 53-acre retreat nestled at the end of a long driveway on the hill overlooking the rolling hills and paddocks of Karoola, and only 25 mins to the Launceston CBD. The area is renowned for high quality pasture and farming land and picture postcard bucolic setting. The journey begins at the start of the long driveway, winding through a stunning vista of towering trees, setting the scene for the oasis at the end of the drive. It is a property which offers amazing privacy and feeling of calm. Arriving at the homestead, you are immediately captured by the beautiful gardens and scenery, the result of meticulous planning and planting by the owners. This extends to the extensive vegetable garden and orchard with over 30 different varieties of fruit trees, both areas which are well serviced by irrigation systems. You could start your own market garden with the produce that this amazing garden produces. The homestead boasts four bedrooms, two bathrooms, dual living areas, large upstairs office plus family room. It is well designed to accommodate a larger family and offers space and privacy for each member of the clan. The owners have recently completed updating many areas of the home and it is now ready for the new owners to simply move in and enjoy for many years to come. Water is always a key consideration when living in the country and this property is well catered for with two large water tanks with water captured from the large house roof plus off the garage. Additionally, there are two dams which more than cater for the stock and garden watering requirements with water gravity fed throughout the property to the gardens. To fully appreciate what is on offer, an inspection is a must for this fantastic property. Some of the additional features are:- approx. 35 acres of open pasture, separated into six paddocks, the remainder of bush and timbered gullies.- large machinery shed ideal for storing all the farm implements- full sized open former equestrian area, ideal for the horing family- double bay garage plus workshop - magnificent, trellised orchard- large, fenced vegetable garden with drip irrigation to the beds.- pizza oven in the gardens for evening entertaining. With the cost-of-living spiralling, this property offers a wonderful opportunity for a family to be mostly self-sufficient with the produce from the orchard and vegetable gardens and the ability to raise livestock for consumption/sale. Call today for a confidential discussion and an chance to arrange a full private inspection.