

**5129 Frankford Road, Thirlstane, Tas 7307**



**Mixed Farming For Sale**

Friday, 9 February 2024

5129 Frankford Road, Thirlstane, Tas 7307

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 53 m2**

**Type: Mixed Farming**



Robert Sushames

0419002222

## Offers over \$2,550,000

Located on 53.601 hectares, comprising of four titles, totalling a little over 132 Acres. The Tower Hill residence is quietly tucked away in a private alcove of beautiful garden and orchard compound. First constructed in 1961 and later, an upstairs addition comprising main bedroom with walk in robe and central bathroom, as well as a second bedroom with study area. Adjoining the stair access is an additional open plan living area, office or child's play area. Tasmanian Oak timber floors feature throughout. Ground floor has large sun drenched kitchen, dining/second living, formal dining room, three bedrooms, two bathrooms and sunroom entrance with most rooms having garden/views over the property. There is an outdoor swimming pool that may be re commissioned if needed (drained for safety reasons) as the home is leased short term. A double garage adjoins the home, with plenty of parking for several vehicles. Hay bailing has just been done and placed into storage for future stock use. Shedding comprises of open front 2 bay, 6 x 9 metre shed, 14 x 9 metre 4 bay shed, 3.8 x 4.5 metre storage shed, 5 x 8 metre open bay shed and a 10 x 9 metre shed with double sliding door access. Two dams plus water troughs to every paddock. The perimeter fencing has the additional stock protection of an electric system. Two Water Licences, comprising of 10 megalitres from the Wesley Vale scheme and

9 Megalitres from the Panatana Rivulet. Central access road provides all weather access to livestock and water, soils are primarily class three and some class four making this property suitable for a multitude of farming options. Sushames Real Estate trusts in the information in this document which has been sourced from means which are considered reliable. Prospective purchasers are recommended to carry out their own due diligence regarding permits, measurements and boundary positions prior to settlement.