

524 Golconda Road, Lilydale, Tas 7268

House For Sale

Thursday, 21 December 2023



524 Golconda Road, Lilydale, Tas 7268

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 2 m2

Type: House



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\$1,200,000

Located in a beautiful setting in a luscious green valley, with views over the valley towards Mount Arthur with snow in winter. This is a rare opportunity to purchase a small hobby farm with an income without all the hard work. Crestview Blueberry farm offers a 3 bedroom fully furnished brick home built in 1986, with a full renovation just completed inside and out. The home has an internal garage, and a double garage with extra large cool room, used as the shop area for selling the blue berries , and includes all plant and equipment. This property is on the market for \$1.2million, and with a taxable minimum income of approx. \$50k+, per year in PYO berry sales. The labour on the farm is minimal, as guests do their own picking and pay \$10 kg for fruit. There are around 2300 bushes aged 35 years old, with up to 20 years of growth remaining, and room for 1000 plant expansion. Currently 100-120 bushes per row with 22 rows in total. The soil is acidic ph5. The owner, who has been operating the blueberry farm since 1992, prunes the plants every 3rd year, and stands in whilst the picking season is on, 8am-5 pm, from early January- March (8-9 weeks) carrying out the customer sale and purchase of the fruit. The rest of the year is pretty much free to do as you please. You could even rent the house out and pay a manager to stand in for the picking season. If you live in the home, there is plenty of time to enjoy a viable income from the established business as well as planting young bushes for the future. Watering of the plants is done by a recently installed bluetooth electronic system, that pumps water from the spring fed dam once per day in the summer season. There is an abundance of water, around 3 million litres in the dam which is constantly full, and the area has a good rainfall. The land is 2.4 hectares, (6 acres) with minimal maintenance. There is ample room for up to 60 cars to be parked on the land during the picking season. Access is via a separate right of way and does not intrude into the private home area. The property is to be sold with all plant and equipment needed for the ongoing business including a Zenoh 12.5 hp tractor 1992 (4 wheel drive diesel). An important aspect to consider is, - this property need not be necessarily sold as an ongoing concern, so if the buyer is not interested in maintaining the business side, there is no obligation to keep on doing so. Access to the property is safe and easy from a recently upgraded highway. The property is only 5 minutes from the Lilydale township that offers many conveniences and school facilities. Around 25 minutes to Launceston CBD. Extra points to note: Good fencing- some is new. Fully renovated home. Heat pump (reverse-cycle air conditioner) NBN. Second toilet in garage for customers. 2 water tanks-15k + 5k litres. Ongoing water supply from spring fed dam -3 mill litres. 4x water pumps. Walk in walk out with all new furniture, whitegoods and business equipment. Berry storeroom has had a recent upgrade to stainless steel benches around \$6k. For further details please email or call Sharon Fahey. Key2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.