

55 Miles Road, Mole Creek, Tas 7304



House For Sale

Tuesday, 14 May 2024

55 Miles Road, Mole Creek, Tas 7304

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 20 m2

Type: House



Peter Cooper
0363378000

\$1,389,000

Elevated, sitting discreetly above Mole Creek township, this spacious cedar-clad home overlooks a large dam and approximately 50 acres of prime grazing land. With a sunny, northerly aspect this family home comprises of an open plan living, dining, and kitchen area with games room, bathroom, and two bedrooms, including an ensuited Master bedroom with walk-in robe. Upstairs two further bedrooms are located, with ample landing office space. NBN is connected and mobile reception is excellent. A former dairy (with 3-phase power) and further substantial shed infrastructure remains for storage options, and stock yards, cattle crush, and loading ramp are also in place, for stock management. There are internal laneways in place over the farmland. A significant dam provides plentiful farm irrigation water and is witness to active bird life. Further, the property has a bore and a smaller waterhole near the house, plus rainwater tanks. Rainfall in this valley typically ranges between 1000mm-1200mm, providing excellent pasture growth. Mole Creek, located less than one hour's drive west of Launceston is tourist hotspot with its limestone cave attractions, mountain views, as gateway to famous walking tracks, to Cradle Mountain, as well as to river and lake fly fishing destinations. This is a special property in a truly special part of the world. A special property in a special part of the world." Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate. Please note, photos are indicative of the property only."