

# 60 Cross Road, Nicholls Rivulet, Tas 7112



## Sold House

Monday, 14 August 2023

60 Cross Road, Nicholls Rivulet, Tas 7112

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 3 m2

Type: House

**\$900,000**

Located in a beautiful valley, overlooking a peaceful rural ambience, is Kurana Farm which is currently operating as a beautiful alpaca farm stay delight. The 1950's character home has been fully renovated with a modern feel, yet the character of the home is still featured. The kitchen is complete with an island bench, stainless steel appliances and the home is warm and inviting, with the conveniences of an in-built wood heater and reverse cycle air conditioner. Simply sit back and enjoy the scenery and listen to the peace and quiet. The rich lush pastoral paddocks are fully fenced with new wallaby proof post and wire, accompanied by electric fencing if required. There are 3 paddocks of fertile dolerite and rock soils, and the land has been fully worked and resown with clover, rye mix and worm castings. There is also a smaller exclusion paddock for rotation and stock safety. Each paddock has automatic troughs connected, there are two dams, as well as town water connection and a water bore, so water is in abundance. Out buildings include a large double entry hay shed, a stable/stock shelter, a double garage with power connected and a lined studio, perfect for a multitude of uses. Fruit trees include cherry and hazelnut, and the pretty cottage gardens are easily maintained. There is a rear entertaining area to enjoy alfresco dining or relax in the sunshine and enjoy the experience of tranquillity. This delightful small farm holding is currently operating as a successful alpaca farm stay AirBnB with consistent guest bookings throughout the year. The property is currently listed on two booking platforms and there is the farm stay Facebook page called Kurana Farm Stay to peruse if you wish. Nestled on a gently sloping north facing land parcel, this property would also suit ventures such as viticulture, permaculture, or a quaint hobby farm. Located just 10 minutes from the bustling township of Cygnet where you will find all local conveniences and the Hobart CBD is a 45 minute drive from the property. Nicholls Rivulet is a small rural township, and this property is located just on the outskirts of the Channel Highway which is an arterial access road spanning through the Channel and Huon Regions. Viewings of this gorgeous property are strictly by appointment and notice is required due to future bookings with guests. Disclaimer: We have obtained all information in this document from sources we believe to be reliable however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.