

# 646 Long Plains Road, Bridgenorth, Tas 7277



## Acreage For Sale

Tuesday, 14 May 2024

646 Long Plains Road, Bridgenorth, Tas 7277

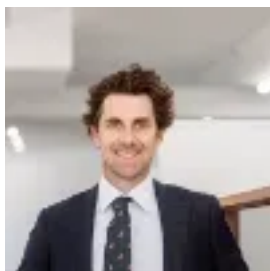
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 13**

**Area: 15 m2**

**Type: Acreage**



Nick Hay

0363108320

## Best Offer Over \$1,100,000

Within commuting distance of Legana and Launceston CBD, 646 Long Plains Road offers a fantastic opportunity to secure the rural lifestyle dream many are chasing. Offered to the market for the first time since 1988, this 15 + hectare farmlet comprises the following: Homestead: Circa 1930s, the Weatherboard and colorbond family home accommodates three good sized bedrooms (built-in robe in the master), timber lined country kitchen with ample cupboard storage and two-way fan forced wood fire heater which offers heat to the kitchen. There is also a sun drenched lounge/study which could double as a nursery or additional bedroom if required. Two well-places reverse cycle units offer heating to the lounge and dining room as support to the wood heater. A relaxing verandah provides a rural aspect and an ideal spot to soak it all in. The home is set within a secure yard with established country gardens and there is the added bonus of an above ground pool. The home is connected to a 20,000 gallon in-ground tank and septic sewerage system. Out-Buildings: The property offers ample amount to storage options to operate a business to simply store the required farm equipment or your much loved car collection. These buildings are the following: -3 Bay Machinery Shed-Double Lock-up garage with lock-up tack room.-Numerous lock-up garden sheds. -Large carport attached to the homestead. Farm: The holding is split into four well fenced paddocks each with water supply from water troughs and dams. A large spring fed dam to the northern boundary of the property provides a generous water supply. The current owner has grazed 20-25 fatten cattle on the holding and has cut up to 150 round bales from the property. Alongside with the cattle, the property has previously been used as an equine agistment and there are the remains of a circular trotting track in the corner paddock of the holding. A small set of stockyards and established Blackwood Shelter belts (planted 30 years ago); provides shelter and warmth for any livestock upon the property. If you are seeking that lifestyle change; feel free to contact the team at Howell Property Group to arrange an inspection. Facts: Land Size: 15.4ha Dwelling: 156 sqm Council Rates: \$TBA Roof Materials: Galvanised Iron. Wall Material: Weatherboard Zoning: Agriculture. Council: West Tamar Council. If you are unable to view the property, we offer virtual inspections. At this time, if there is anything we can do to assist with making your buying experience easier, please let us know. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.