

**733 Denison Road, Lonnvale, Tas 7109**



**Sold House**

Saturday, 17 February 2024

733 Denison Road, Lonnvale, Tas 7109

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 68 m2**

**Type: House**



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**\$1,550,000**

Nestled on the cusp of the untamed wilderness and enveloped predominantly by State Forest in the picturesque Denison Valley, this exceptional property "Snowy Range", presents an unparalleled opportunity to seize a totally private tranquil escape or a perfect foothold in the burgeoning Adventure Tourism Market of our exquisite state, either by crafting your own enterprise or by embracing a life of utter seclusion amidst nature's embrace. Situated approximately 28 kilometres from the township of Huonville and around 1 hours drive to Hobart, this expansive property sprawls across approximately 169 acres of level to gently sloping land with over 1 kilometre of road frontage, and graced with a meandering 1.7 kilometres of Little Denison River frontage and offers approximately 10 acres of established ponds. There are two dwellings on the property. The main home has 2 bedrooms and one bathroom and is perched atop of the river where you can take in the views from the verandah year round. The main living area is open plan and spacious with an updated kitchen. The bathroom consists of a walk-in shower and vanity, with laundry facilities conveniently tucked inside. The two bedrooms are generously sized and equipped with ceiling fans for comfort. The home also offers a 9kw reverse cycle air conditioner for all year round comfort. Enjoying a scenic setting, the property features a deck wrapping around the front, offering picturesque views of the river, whose tranquil sounds can be heard from indoors. The second dwelling comprises one bedroom, ensuite bathroom, living room, dining area, and kitchen, all tastefully updated and modern. With its stunning vista overlooking a serene lake and off into the State Forest beyond, with beautiful minor species Tasmanian trees scattered over the hills in the foreground, this secondary residence presents versatile opportunities for Airbnb hosting or supplementary accommodation. The terrain of the property gently undulates, with swathes of level ground interspersed throughout. Nearly half of the land is cleared, while the other half remains a pristine expanse of native bushland, showcasing a rich tapestry of rainforest and open dry forests across its various precincts. Of the cleared land the owners have extensively upgraded a 20 acre paddock that has been vermin fenced, irrigated and is sown down with Teff for high value hay production. The remainder of the cleared paddocks are partially fenced and total around 40 acres with a gentle slope across the whole paddock. The potential for tourism ventures is as boundless as the surrounding wilderness. From exhilarating bike rides to tranquil kayaking excursions, from immersive camping experiences to fly-in fly-out trout fishing expeditions, from captivating South West World Heritage tours to thrilling Adventure tours of the surrounding area, state forests, and even on-site or farm stays (subject to council approvals), the possibilities are as diverse as they are enticing. The history of the property was a very successful catch your own trout fishery and hatchery for many years and the current owners have a development approval in place for 4 additional 2 bedroom lake side cabins to add to the existing buildings giving you 6 possible tourism accommodation options and still capacity to build your dream home on the property subject to the relevant approvals. Further enhancing its allure is the secluded setting, with the nearest neighbours situated approximately 2 kilometres away from the structures. This affords a breadth of opportunities for a myriad of pursuits, unencumbered by the neighbouring residential restrictions that typically encroach upon most properties. A coveted water right accompanies the property of approximately 7,500 megalitres per year an enviable asset, and one of the most substantial water licenses in Tasmania, amplifying the scope of potential endeavours like hydro power and self sustainable living exponentially. Other buildings and infrastructure on the property include a large zinc aluminum shed, the original reception building that is currently a great home gym, there are many other smaller sheds, established gazebos ideal for picnics and day use, pump sheds, a great netted veggie patch and extensive 3 phase power and underground piped water networks are established and will save future investment costs if you further expand. Offering a full sun path and plenty of water agricultural options are many and with the popular day walks of Lake Skinner, Woolleys Tarn, the Tahune Airwalk, Snowy, Weld and Hartz Mountain ranges and the Huon River all within short drives from the property living here in the Denison valley is something quite unique with that perfect combination of feeling isolated yet being an hour from a capital city near the World heritage area this combination is very hard to find globally and is something you must take the time to experience yourself to appreciate. Without a doubt, Snowy Range stands as a peerless gem beckoning to visionary entrepreneurs seeking to etch their mark in the realm of adventure tourism-an opportunity too extraordinary to be overlooked.