

78 Hop Valley Road, Blackwood Creek, Tas 7301



Sold Lifestyle

Monday, 26 February 2024

78 Hop Valley Road, Blackwood Creek, Tas 7301

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 6 m2

Type: Lifestyle



For Sale By Owner TAS

0488847018

Contact agent

The Phone Code for this property is: 38621. Please quote this number when phoning or texting. Nestled at the foot of the Great Western Tiers, with spectacular views to the surrounding mountains, the property is a short drive to some of Tassie's best recreation at Liffey Falls and the world-famous trout fishing locations in the highland lakes. Conveniently located 35 minutes from the CBD of Launceston and 25 minutes from the town of Longford for all main services. Closer still are the smaller townships of Cressy and Bracknell with schools and local shops. The property is set on a gently sloping 6.48 hectares, with pastures framed by mature Eucalypt and Blackwood trees. Fully fenced into 5 paddocks with 6ft deer fencing, watered by 10 stock troughs and a dam. Currently running 28 Wiltshire Horn sheep. A range of utility sheds accommodates all large and small equipment, storage and workshop space. House and garden are set on 1 hectare that is fully fenced with established orchard, fruit and hazelnut trees, large vegetable garden, hot-house and shade-house. A continuous, all-year gravity fed water supply is drawn through a pipeline from Brumby's Creek, with lines that extend throughout the entire property. Brumby's Creek catches the pristine water from the Greater Western Tiers, with the take-off point for the property located in an elevated position, above cleared farmland. A 100,000 litre water tank is connected to the main supply line, providing a back-up water supply to the house and garden. Set back from the road, the house and garage are accessed by a tree lined, looping driveway. The large shed has a three-bay garage with electric opening doors, plus workshop area and attached cool room that can be accessed internally and externally. The house provides for comfortable living with enjoyable outlook from all sides, particularly the well-appointed kitchen with Jarrah benches and high-quality AEG appliances. Energy saving features include a 10kw rooftop solar system, two reverse cycle air-conditioner/heat pumps, a Sanden heat-pump hot water system and double glazing in the bedrooms. The central brick and stone fireplace with Lopi woodheater, provides a heat-bank throughout winter. The separate studio, currently used as an office and gym, has its own air-conditioner/heat pump and double glazing. The house, garage and office are monitored by an alarmed security system, with the garden surrounds captured by 5 external cameras. This property is a rare lifestyle opportunity in a spectacular location, within short commuting distance to services and the city of Launceston. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.