

**787 Rhyndaston Road, Rhyndaston, Tas 7120**



**Sold Mixed Farming**

Friday, 1 September 2023

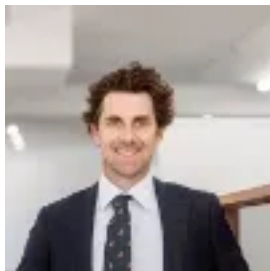
787 Rhyndaston Road, Rhyndaston, Tas 7120

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 95 m2**

**Type: Mixed Farming**



Nick Hay

0363108320

## Contact agent

For Sale by Expression of Interest. Expected interest for the property to exceed \$600,000

Formally part of 'Spring Vale' homestead, 787 Rhyndaston Road, Rhyndaston offers a fantastic opportunity to purchase an entry level grazing property. Set upon approx. 95.06 ha (234 acres); this holding offers the following:

**House:** Circa 1970, we have a renovated weatherboard three-bedroom family home with a north facing rural aspect. The open plan dining/living room is warmed by a free-standing Ultimate woodfire and the spacious timber kitchen has a plenty of cupboard storage, a large pantry, Euromaid freestanding cooker + a Westinghouse oven. There are 3 good size bedrooms along with a separate toilet/laundry, a porch/wetroom and a modern bathroom. Polished timber floorboards are featured throughout all of the 139sqm floorplan of this family home, with hardwearing, easy care tiles in the bathroom/laundry. The home is connected to 2 above ground water tanks, has a septic sewerage system and NBN satellite.

**Outbuildings:** A collection of well-maintained storage sheds which including the following:

- Single stand timber shearing shed and holding yards.
- Two three-bay and four-bay machinery sheds.
- Lockable chemical/fertilizer shed.
- Workshop and storage shed.

**Pasture:** Approximately 54ha (138 acres) of the holding has been cleared from its past use as a plantation property (Tasmanian Eucalyptus Nitens). Stumps and branches have been windrowed and remain post deforestation of the holding in the early 2020's. Native pasture has re-germinated post logging activities, offering fodder for around 70 head of crossbreed sheep and lambs. The remaining 70/80 acres is native Tasmanian bushland. The property offers a sandy loam soil base within a high rainfall area (average 635 mm annually) of Southern Midlands/Coal River Valley. The holding presents an opportunity to cultivate back to pasture or re-establish a eucalyptus plantation.

**Area:** Settled in 1860, Rhyndaston and the surrounding area bore the name 'Flat Top' until it was re-named after a property owned by Welsh pioneer, Charles Meredith. The name Rhyndaston is a Welsh name meaning 'Mouth of the Hole'. The main centre of attraction in Rhyndaston is the railway tunnel which was completed in 1876. A school bus service takes children to Oatlands from Rhyndaston and Australia Post offers drive by delivery. Rhyndaston is only a 20-minute drive south of Oatlands (via Stonor and Rhyndaston Roads) and Hobart CBD is a little over 50 minutes' drive (via Coal Valley) away.

787 Rhyndaston Road offers plenty of options as a grazing holding or to re-invest in as a native plantation for the entry farmer or farming family as their first dip into the agriculture industry.

**Facts:** Land Size: 95.06 acres (234 acres) House Size: 139 sqm (14.96 squares) Wall Materials: Weatherboard. Roof Materials: Galvanised Iron. Council: Southern Midlands Council.

Howell Property Group has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee its validity. Prospective clients are advised to carry out their own investigations.