

**127 Brodies Rd, Golden Valley, TAS, 7304**



**Acreage Semi-rural For Sale**

Saturday, 23 November 2024

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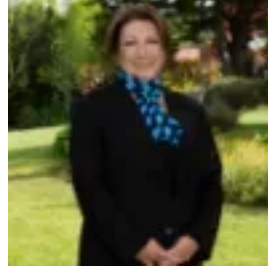
**Bedrooms: 3**

**Bathrooms: 1**

**Type: Acreage Semi-rural**



Daryl Smith  
0407623620



Donna Smith  
0437758442

## **'Golden View' - Golden Valley**

Perfectly located on a very quiet NO through road in the foothills of Golden Valley, a comfortable 12-minute drive from Deloraine in Tasmania's central north is this Lifestyle farming property that ticks a lot of boxes for a quite country hideaway and a sustainable rural living setup.

'Golden View' is a 10.1508 hectare or 25-acre approximate mix of grassland and native bush, with a 50/50 split between the two. A north facing orientated grassed slope, with the native bush forming a perfect protecting backdrop behind. Permanent water by the way of a spring feed dam is conveniently elevated above the production zone to give big quantities of gravity feed water at the turn of a tap. A good sized barn style shed is a cornerstone of the property, and provides a valuable centre of industry.

The 4 bedroom, 1 bathroom Cottage is sensibly located in the far eastern corner of the offering, and while it is dry, warm and comfortable, it is in need of some renovations, but presents good bones and size, and could be smartened up by a savvy purchaser at an affordable budget. Almost everywhere on the property presents a view. Misty valley vistas and distant glimpses of rolling farmland are always on the visual menu, along with the everchanging expanses of big blue skies forming a constant palate. A solid and quality neighbour hood is a big standout, also the many walking and riding trails that weave their way around the foothills.

Sensibly priced and well presented, this property is ready to move and an inspection at either our home opens or by private appointment is highly recommended. Please call the property agent, Daryl Smith for a casual chat or to arrange a walk through - 0407623620