

**120 Esperance Road, Southport, TAS, 7109**



**House For Sale**

Sunday, 3 November 2024

120 Esperance Road, Southport, TAS, 7109

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 10**

**Type: House**



Jerome Thiessen

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## Southport Angus

The most southern primary production Angus cattle farm in Australia. Suitable for 40 breeders / 40 calves or for fattening steers. Three titles - approximately 46 hectares. Mixed use potential. Development opportunity (STCA).

Built in 1988 the main residence is a substantial three level double brick country style homestead with generous wraparound sun deck that sits proudly overseeing the property. Five double bedrooms, primary with ensuite, large kitchen with walk in pantry, formal dining, huge living room with cathedral ceiling and wood burning stove, spa and sauna bathroom with heated floor, laundry and basement storage room.

The fencing around the farm is simply outstanding. Originally constructed as a deer farm in 1986 the property is 90% fenced to 3m high with UV treated shade cloth to 1.8m high covering 60%. There are seven dams, two 9mx18m barns, a large open shed 9mx22m and a undercover cattle yard 40mx30m. The property has three phase power and additional revenue from a leased Optus tower returning approximately \$8,000pa.

Southport is Australia's southernmost town with a rich heritage extending back to the early 1800s when it was Tasmania's second largest town. It was a bustling and dynamic convict station, whaling station, timber town and international port exporting timber to Europe.

Today this picturesque seaside village is renowned for its excellent recreational fishing, pristine white sand beaches, Australia's southernmost Pub, and proximity to Tasmania's incredible south west wilderness.

For more information or to arrange your personal inspection please text, email or call Jerome on his mobile.

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.

All timeframes and dimensions are approximates only.