

**160 Coal Mine Rd, Kaoota, TAS, 7150**



**House For Sale**

Saturday, 30 November 2024

160 Coal Mine Rd, Kaoota, TAS, 7150

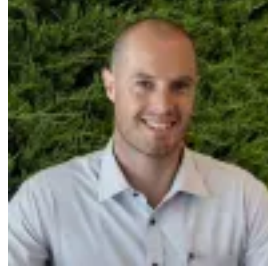
**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Chris Duggan  
0362642266



Dale Stevenson  
0362642266

### **318 Acres Elevated Farm**

Majestic far-reaching views, fertile pasture land, limitless water supply, end of road privacy and elevation reaching as high as 650m above sea level. Kaoota Hills Farm is an impressive 318-acre property made up of five individual freehold titles and is located just 30 minutes out of Hobart City. The land includes 200 acres of pasture and the balance of the land is mostly native bush and rainforest. Substantial space for large numbers of livestock and/or a large volume of cropping. A significant amount of fencing and paddocks as well as stock yards and sheds and multiple dams, springs and watercourses on the property, including a large lake-style dam. All of the key boundary fences have been recently replaced with high quality metal components. The property also includes an original farm house which is partially renovated but remains an unfinished project still in need of a significant amount of work.

Incredible views available from multiple parts of the farm, including views across North West Bay, Ralphs bay and Storm Bay to the East and magnificent panoramic views across Kaoota and Pelverata valley to Adamson's Peak, Hartz Ranges and Pelverata Falls.

Each individual title includes its own farmable ground and each with potential to be built on. Title sizes include a 99 acre lot, 97 acres, 54 acres, 51 acres and 16 acres.

A large and versatile holding with intriguing potential. Very few properties of this magnitude ever become available in the Hobart region, so this is genuinely a unique and rare opportunity. Inspections by appointment only. Call today for more information and to arrange an inspection.