

**444 Eldon Road, Colebrook, TAS, 7027**



**House For Sale**

Friday, 15 November 2024

444 Eldon Road, Colebrook, TAS, 7027

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 16**

**Type: House**

## **"Brandy Bottom" - Picturesque, Productive Farmland with Endless Potential**

Discover an opportunity to own productive farmland in the idyllic Southern Midlands/ Upper Coal River Valley situated on the banks of Craighourne Dam with 360-degree views.

Set within well fenced and gated paddocks, this expansive landholding is virtually all cleared and is both functional and picturesque. Offering a unique blend of productivity and serene rural beauty and with a proven history of fruitful farming. There are established in-roads throughout allowing for easy access around the 478 ha.

This extensive property spans multiple titles, totalling eight, and comes with 46 megalitres of water rights, making it an ideal location for agricultural ventures or raising sheep, cattle, and other livestock. Areas of the property have also been identified as suitable for vines.

Existing structures on the property provide ample storage for necessary farm equipment, and a small cottage offers immediate accommodation or the potential for future renovation.

The property's location within the peaceful farming community of Colebrook adds historical charm to this rural haven, with well-preserved heritage buildings showcasing the region's rich colonial history.

Colebrook, known for its quiet ambiance, sits just a short 20-minute drive from the renowned town of Richmond, providing easy access to essential amenities while retaining the tranquillity and privacy of country living.

With its fertile soil, ample water rights, and multiple titles, this farmland presents endless possibilities. Create a productive agricultural enterprise, run livestock, or bring a vision of a dream country estate to life against the backdrop of stunning landscapes.

This impressive property offers a rare chance to secure extensive, picturesque, productive, and versatile land with unparalleled potential within Tasmania's stunning Southern Midlands region.

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.