

**Lot 2/150 Radnor Road, Port Arthur, TAS, 7182**

**Raine&Horne.**

**House For Sale**

Friday, 6 December 2024

Lot 2/150 Radnor Road, Port Arthur, TAS, 7182

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Danny Boon  
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## **IDEAL COMMERCIAL & LEISURE IN PORT ARTHUR**

Covering an area of 29.88 hectares, this commercial opportunity consists of rectangular land, undulating terrain, surrounded by hills, with forest and three artificial lakes. The farm is suitable for planting various fruit trees, vegetables, and wine.

The farm offers a three-bedroom villa, living room, dining room, kitchen, a big balcony with a 270-degree view, and a separate three-car garage including two work bays. Garage currently has extension plans in process. The interior of the house is spacious and bright, classic and elegant, with all kinds of modern living facilities. This villa is perfect for hosting employees or yourself.

The farm consists of two independent holiday cabins situated walking distance from the main villa, however, is separate with fencing. The cabins include a double bedroom, kitchenette, bathroom, garden, and have approved plans for an extension of one of the cabins.

The production area and living area are separated with separate access points, allowing you to live in peace and quiet whilst the farm is operating. There are currently 4 fully automated chicken coops, which are managed by computers. At present, 110,000 chickens are raised, and the operation is guaranteed by production contracts. The annual turnover is about \$600,000. A laid-back lifestyle and a dependable source of income can be combined. If needed, the proprietor can assist new buyers with management.

Only 5 minutes away is the niche township of Port Arthur. Nubeena is approximately 10 minutes away which has a medical centre, school, local bank and supermarket. Enjoy the best of both worlds with the peace and quiet of a rural setting, and the convenience of only 1.5 hours from Hobart.