

**174 Fabers Road, Riana, TAS, 7316**



**Rural For Sale**

Sunday, 3 November 2024

174 Fabers Road, Riana, TAS, 7316

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Type: Rural**



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## Simply Flawless - One of a Kind - It's a Kind of Magic

174 Fabers Road is one of the rarest of offerings, it is unique as per the heading it is "Simply Flawless everywhere you look everything is in its place, One of a Kind the construction is old world generational and built to last but with new world creature comfort innovations - It's a Kind of Magic from the moment you enter the property you know you are entering something special and nothing afterwards changes that impression. Set on 22.6 hectare (55.8445 acres approximately) of highly productive predominantly north facing slopes.

There are two residential facilities both 2 storey inter-connected by an attractive all weather breezeway; the main homestead and apartment within original building that also hosts double garage. You don't get to see a Unicorn very often, don't pass up the opportunity!

All the infrastructure is built to last, there is no short-term view, heritage techniques have been used in construction, with the exception of the modern farm machinery shed all buildings are solid timber framed and clad. This property is one that you would expect to see featured on "Escape to the Country" or "Grand Designs" such is the attention to detail and quality of craftsmanship. Solid timbers and exposed beams are a feature in the main home, secondary residence and the Dutch barn, but you won't find nails and screws, the timbers in homestead are all morticed Celery Top Pine and secured with Blackwood pegs, the generational European influences are a feature and designed to last for generations yet to come. This is a legacy property.

The main homestead (Circa 1996) features three bedrooms (two up one down), family bathroom and ensuite open plan living, dining area and kitchen. The new spacious, bright kitchen as a later extension being the only part of the home where signs exist of more modern construction, the kitchen features high end, quality fixtures and appliances. Plentiful bench space, cupboards and drawers make food prep and cooking a pleasure and the large range with electric oven and gas cooktop is perfect for finishing the culinary experience. Also at ground level are bedroom 3 and laundry, while up the beautiful timber stairs and positioned either side of the landing which doubles as a sitting room or office are the two large main bedrooms and the master ensuite all featuring beautiful solid timbers and cathedral ceilings.

The original cottage (Circa 1994) features double garages and living quarters, master bedroom and bathroom on the ground floor with two additional rooms upstairs in the loft or attic. A very comfortable secondary family option or perhaps quarters for a supplementary income. Both residences are warmed in the cooler months with free standing wood heaters. Domestic, garden and stock water are supplied via gravity feed from tank filled with pristine potable ground water from the farms bore.

The manicured garden experience begins from the time you pass through the stone walled entrance and drive the tree lined lane to the paved turning circle at the residential compound or bypass to the farm infrastructure. Perimeter Birch trees are trimmed and maintained standing as sentinels around the yard, ornamental stone walls that a medieval stone mason would be proud of create space, structure and shelter within the gardens. Numerous ornamental structures add personality to the gardens along with the ornamental flora. Strategically protected gardens within the grounds provide for fresh fruit and vegetables, enough to be largely self sufficient and some surplus for family and friends.

The grounds also host numerous family entertaining areas to sit on a seat or rest on a picnic blanket; a feature is "The Hut" a Tea room perfect for morning or afternoon tea with friends or an evening family gathering. The vendors have regularly hosted open gardens and the Tea room is always a popular and convivial finishing spot to admire and compare kinship stories.

The traditional Dutch framed barn (Circa 1995) like the residences will fill you with awe as you view the quality and soundness of the structure. Like all of the structures constructed on the property by the vendors, even the hen house the quality and craftsmanship is a benchmark in quality rarely seen by modern standards and even among master builders of past eras.

The farming lands are sown to permanent pastures and currently divided into 11 permanent paddocks all with reticulated

water supply for livestock and currently sown to perennial grasses and clover that traditionally are home to a quality herd of Angus cattle. All fodder requirements are produced on property and over the years a healthy supplementary income has been produced for the vendors. A regular fertiliser history and weed control regime ensures continued high quality pasture productivity. Landcare areas have been set aside for environment protection as part of ongoing management strategies. The fertile soils and north facing slopes would also suit diversification to other value adding farming opportunities if desired.

Whether it is the building of the Home(s) outbuildings and supplementary infrastructure, stone walls and ornamental gates, the gardens the grounds and how they have been planned and nurtured, the pastures and soils and how they have been maintained and fertilised, there has been no compromise in any facet of this properties establishment or routine maintenance. The homestead was re-roofed and the house exterior was repainted only two years ago.

There are only so many superlatives or cliches that can generally be used in a description however this property and the vendors deserve any and all credit that can be expressed for what they have created and how it is maintained. The people who choose to purchase this property will be the beneficiaries of something very special. On a personal level, which is unusual to add into an editorial 174 Fabers Road would have to classify as one of the top two properties of a