

**344 Brown Mountain Road, Karoola, TAS, 7267**



**Rural For Sale**

Saturday, 23 November 2024

344 Brown Mountain Road, Karoola, TAS, 7267

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Type: Rural**



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## **Karoola Paradise Awaits Rare Lifestyle Opportunity!**

Discover your dream lifestyle on this extraordinary 11-acre property, nestled in the heart of Karoola's sheltered, warm microclimate. Bursting with potential, this property offers unparalleled privacy, abundant natural resources, and proximity to local attractions.

### Property Highlights

**Nature's Bounty:** Over 50 established fruit and nut trees, plus a glasshouse for year-round gardening.

**Rich History:** Formerly a raspberry/currant farm, horse property, bottled water business, and dairy.

**Comfortable Living:** Spacious 4-bedroom home with a study, 3 bathrooms, and a luxurious master ensuite featuring a bay window overlooking a spring-fed bird bath fountain.

**Entertaining Spaces:** Massive deck with an outdoor entertaining area and a 3000+ bottle underground wine cellar.

**Storage Galore:** One large/high shed, three additional sheds, carport, and an insulated caretaker's container.

**Water & Energy Features:** Gravity-fed spring water system with two springs, a dam, and four spring-fed waterholes. 10kW solar system for minimal power costs, with a choice of tank or spring water for the home.

**Luxury Finishes:** Axminster carpet, ducted Daikin central heating, and wood heater for ambience.

Blackheart Sassafras kitchen with granite benches and large pantry.

Double-glazed PVC windows for insulation and quiet living.

### Outdoor Amenities:

Three fenced paddocks, bush areas, three hen houses.

Low fire risk with paddocks below the property and roof gutter flooding valve.

Unique recycled fountain near the front deck area.

### Location:

8 minutes to Lilydale, 15 minutes to Launceston town boundary, 25 minutes to Launceston CBD. There is a school bus services to Launceston and Lilydale.

Whether you're seeking a sustainable lifestyle, a hobby farm, or the perfect entertaining retreat, this Karoola property delivers on every front.