

45 Eddington Road, Bagdad, TAS, 7030



Rural For Sale

Friday, 15 November 2024

45 Eddington Road, Bagdad, TAS, 7030

Bedrooms: 3

Bathrooms: 3

Parkings: 7

Type: Rural

Executive Farming Property

"Glen Avon" is a remarkable holding in a private sheltered position just 500m off the Midlands Highway at Bagdad.

The property blends classic rural living in semi-village surrounds with productive farming. The farming enterprise is underpinned by ultra reliable irrigation water that takes a lot of the risk away from farming this beautiful property.

Approximately 80 hectares of "Glen Avon" is capable of being irrigated by: centre pivot - 16ha, linear pivot - 40h and the balance by hard hose - 25ha. The property has 80ML of surety 5 irrigation water and also a Tas Water outlet with a delivery rate of 0.3ML per day.

The property is divided into 10 main paddocks allowing for controlled grazing and to take advantage of strategic times to graze different pastures.

Whilst perfect for cropping and finishing stock, the property is geared for cattle with an excellent set of cattle yards and a new Arrow Q catch cattle crush.

The main homestead was architecturally designed and features Western Red cedar, Celery Top pine and sourced local sandstone. It has the feel of a country lodge as the central living area opens up to various parts of the lower level. It is insulated throughout and supplemented by a wood heater. The country-style kitchen with Celery Top and granite benchtops, a lovely Belling stove is a perfect place for entertaining and relaxing after a day on the farm.

3 double bedrooms all with walk in robes, the main has an ensuite. The others share a bathroom. There is an office (or 4th bedroom / rumpus) at the side of the house which has its own separate entrance. A mudroom/laundry/toilet and a large carport for entertaining all form part of this wonderful home.

The other side of the driveway is a 2 bedroom weatherboard cottage with bathroom and laundry facilities, brilliant for visiting guests or for short stay farm accommodation. Next to this is a large 3 bay garage and workshop

Farm buildings include a multi-bay workshop / machinery shed complex with a 7.7kW solar panels and a 30 tonne grain silo.

This boutique rural holding provides an opportunity to farm comfortably on a quality property with a secure water supply. As a stud property "Glen Avon" provides a stylish and superior backdrop to any operation and is well situated to take advantage of a burgeoning farmstay sector with its location so close to the airport and Hobart.