



2280 East Tamar Hwy, Mount Direction



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Bountiful orchards, lush swathes of pasture, a stand of soaring Eucalypts, and a well-appointed chalet-style farmhouse. If that isn't enough- how about a \$50k part-time income generated from passing traffic sales? (The property is located on a popular tourist route and only fifteen minutes from Launceston!) If you're willing to put in the hours, you'll certainly reap the rewards with this incredibly viable property. Exceptionally well-maintained, but nowhere near its earning capacity, a little (or a lot!) of hard work will see you and your family spending restful evenings by the fire in your comfortable home while the dollars roll in!

The Farm:

- 373.5 sqm (c. 96 ac.) allotment, comprising approx. 20 ac. of pasture, 10 ac. orchard & 66 ac. of semi-cleared bush/ timber.
- The planting of the cherry orchard began in c. 2000.
- Free water for household use & irrigation is supplied by 2 large & 2 small established dams holding approx. 9 megalitres of water.
- 3-phase power supply to the house & outbuildings.

Price \$1.28 Million - Motivated Vendor
Property Type residential
Property ID 190
Land Area 92.00 ac

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