



## For Sale

Location: **TAS**  
Asking: **\$850,000**  
Type: **Accommodation-Other**

### Rare Secluded Private Retreat Tyne River Alternative Life Style Self Sufficiency 5Star Home \$850K

This is the most amazing property, at the end of the road in a secluded valley nestled under Ben Lomond. Where nature is evident and no humans are within sight. The 3 year old fire resistant home has been built on the river flats, the tree covered hills rise up steeply on either side and trout filled Tyne River with its source from Ben Lomond flows all year round.

Ideal for self sufficiency, simply a place to exist, miles from the madding crowd and world's troubles, alternatively it may suit a small scale trout farm( subject to approvals), herb or garlic production, or a spot for a writer/ craftsperson to pursue their passion.Pasture to run livestock, have a vegie garden and orchard or chooks.

Let me assure you this is a unique, one of a kind property. There is HISTORY here in the valley.

The attractive home has been constructed to meet modern building standards such as double glazed windows, fire resistant weather boards, totally off-grid with 6 Kva battery (12 year warranty), 20 solar panels, gas hot water and stove, wood heating, very well insulated in roof and walls, hard wired fire alarms and camera, all efficient led downlights. Two x 10,000 litre tanks filled from the roof with an endless supply from the river close by.

Three meter wide concrete slab on three sides of the home are ideal for verandahs to be erected, resulting in beautiful areas to while away your time soaking up the sight of the abundant wild life, including Grey Kangaroos, wallaby, possums, wombats, echidna, deer and a board range of birds. The quietness and the sounds of nature are deafening.

In addition there is a 9m x 9m shed/garage and an old cabin.

This is a property with a maintenance free home, floor coverings,blinds, all fixtures and fittings are as new. Three bedrooms, main with full wall of birs, the garage could easily be converted into another living room. Comes with furniture and tractor if asking price paid.

This property of approx 25 acres has about 10 acres in pasture and the remainder in natural bush, nobody lives beyond this property and the neighbours only come very occasionally (perhaps once or

### Contact:

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twice a year).

The beautifully named Tyne River meanders its way along the boundary where trout can be seen, Blackwood trees provide shade, the river never runs dry, in the winter it can be a roaring torrent.

It is all about the lifestyle you are seeking, if you are seeking peace and quite, tranquility, a back to nature experience then this will fit the bill, make no mistake.

Enquire today. This will not last.

Contact Paul Scott on 0477771098 or email [pauls@businessbrokersnetwork.com.au](mailto:pauls@businessbrokersnetwork.com.au) INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE Property AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF. Please Note: All figures quoted are approximate,