



## 792 Middle Tea Tree Road, TEA TREE, TAS 7017

Exceptional mixed-use farm with stunning sandstone residence in Coal River Valley

Nestled in the heart of the Coal River Valley, this 50-hectare agricultural property offers an unparalleled blend of modern living, premium farming infrastructure, and breathtaking rural views. Positioned just a short drive from the historic Richmond village and a 30-minute drive to Hobart this property is surrounded by fertile farmland and vineyards, creating a tranquil yet productive environment.

The land features 35 hectares of prime pasture divided into multiple paddocks, 20 hectares of which are under pivot irrigation including 5 hectares of lucerne grass. The remaining 15 hectares is a well-maintained bush block, enhancing the natural beauty of the landscape. With two dams, natural springs, and an irrigation scheme that offers a right to purchase water entitlements, the property is well-suited for cropping and livestock operations currently supporting 250 head of sheep.

This meticulously managed property has undergone significant upgrades over the past decade, including improved fencing and irrigation infrastructure. With on-farm water storage of approximately 15ML and ample facilities for stock and equipment, the farm is fully equipped for a variety of agricultural endeavors.

#### Farm Features:

- Mixed-use cropping and livestock operation currently running 250 head of sheep
- On-farm water storage of 15ML, supported by natural springs, irrigation rights, and multiple dams
- 35 hectares of fully fenced pasture with 20 hectares under pivot irrigation, including 5 hectares of lucerne
- Extensive shed infrastructure, including a hay shed, farm machinery shed, and lockable workshop/garage
- Two dedicated work areas with ample space for farm operations and equipment storage
- Fertile black soil, perfect for diverse agricultural interests and cultivation

The sandstone residence is an architectural masterpiece, perfectly positioned to capture the commanding views over the farm and down the Coal River Valley, with vistas stretching towards Seven Mile Beach. The modern, open-plan design of the home makes it the ideal retreat for both family living and entertaining.

#### House Features:

- Four bedrooms, including a master suite with luxurious ensuite (featuring a walk-in shower, spa bath) and an expansive double walk-in robe
- Large open-plan kitchen, featuring three ovens, an induction cooktop, in-built wine fridge, and a Liebherr fridge freezer perfect for entertaining
- Living and dining areas with floor-to-ceiling windows showcasing stunning valley views and a sandstone feature wall with a Nectre wood heater
- A second living room off the stone-floored entrance foyer, connecting to the main living area through French doors
- Separate wing with two additional bedrooms, built-in wardrobes, and a dedicated bathroom with a separate toilet
- A fourth bedroom or study, offering versatility in living arrangements
- Large garage with in-built wine storage cellar and ample room for other storage needs

**TYPE:** For Sale

**INTERNET ID:** R24311511

#### SALE DETAILS

**Offers over \$1,950,000**

#### CONTACT DETAILS

**Elders Hobart**  
5 Victoria Street  
HOBART, TAS  
03 6220 6999

**Jodie Rolf**  
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- Fully fenced house block with extensive lawn areas, mature gardens, enclosed vegetable garden, and separate animal runs currently used for chickens

Outside, the property boasts multiple sheds for machinery and farm operations, as well as several outbuildings, providing plenty of space for equipment and livestock. With expansive lawns and established gardens, this property is as beautiful as it is functional. The covered outdoor entertaining area is perfect for gatherings, offering a serene setting to take in the natural surroundings.

Conveniently located just 10 minutes from the historic town of Richmond and within easy reach of Hobart's CBD, this property is the ultimate tree change opportunity, offering peace, privacy, and productivity in a highly sought-after region.

- 50 hectares of prime agricultural land with extensive infrastructure
- Modern sandstone residence with stunning valley views
- 35 hectares of pasture, including 20 hectares under irrigation
- Conveniently located just 30 minutes from Hobart and 10 minutes from Richmond

This incredible property is a rare opportunity to enjoy the best of Tasmanian rural living while benefiting from modern conveniences and world-class agricultural potential. Don't miss out on this exceptional lifestyle property!

- Land Area 50.06 hectares
- Building Area: 405.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Single carport
- Ensuite













Total Approx. House Area : 405 sqm

All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open2view.com