



3643 Channel Highway, BIRCHS BAY, TAS 7162

A sea change awaits: The Cherry Farm's deep waterfront escape

3.13 hectares, 7.73 acres

Introducing **The Cherry Farm** a rare and exceptional 8-acre deep waterfront property (3.126-hectare) at 3643 Channel Highway, Birches Bay. Nestled in the heart of the breathtaking D'Entrecasteaux Channel region, this property offers a truly transformative opportunity to embrace all the best parts of a life well lived.

TYPE: Sold

INTERNET ID: R24318993

SALE DETAILS

Located just 35 minutes south of Hobart, this property offers peaceful seclusion while being only five minutes from a charming township. The area provides all essential services, schools, and facilities for a convenient lifestyle.

The land overlooks an impressive 370 meters of prime waterfrontage, offering serene views across the water to Bruny Island and surrounding woodlands. Imagine waking up to these incredible views every day, a perfect outlook from your dream home.

The property comes with a Development Approval (DA) for a stunning, architect-designed, modern home that perfectly complements the natural beauty of the location. Positioned at the headland, the building site offers 180-degree waterfront views.

The DA includes a thoughtfully designed 3-bedroom, 3-bathroom home featuring an open-plan kitchen and dining area, separate living spaces, a 2-car garage, and multiple decks and entertainment areas, ensuring you can enjoy Tasmania's four distinct seasons in comfort and style.

This property is perfect for families. Located close to the local school which offers classes from kindergarten through grade 12. Essential services like the post office, general store, community hall, and police station are just minutes away. For those who appreciate fine dining and scenic views, the renowned Peppermint Bay Hotel is 5 minutes down the road.

The property also homes over 2000 cherry trees. It is currently leased with the option to continue the lease of the trees at an additional 35K income a year or to end the lease and harvest the trees directly, creating a family run business next to the house. The property produces over 15 tonnes of cherries annually.

For the boating enthusiast, the Woodbridge boat ramp provides easy access to some of the best fishing waters in the world, where you can catch Flathead or unload your Rock Lobster at the jetty. Larger vessels can be berthed at Oyster Cove Marina in Kettering, just 6 kilometres north, offering berths for 300 boats and comprehensive on-site marine services.

Everyday conveniences are within easy reach too, with the local IGA supermarket at Snug just 13 minutes away and major shopping centres available in Kingston, a further 10 minutes up the road.

Properties like this don't come up very often! And with a building permit in place- you can get started on your dream home straight away.

This rare piece of land is the perfect canvas for your Tasmanian dream lifestyle.

- Water-facing building site with 370 meters of waterfrontage
- Development Approval for a 3-bedroom, 3-bathroom architect-designed home
- Close to local schools, essential services, and the renowned Peppermint Bay Hotel
- Proximity to world-class waterways and boating facilities at Oyster Cove Marina
- potential income from Cherry tree lease or from harvesting the cherries directly.

*Please note that the images of the house / floor plan are renders / proposed only.

- Land Area 3.1300 hectares

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

Expressions of Interest

CONTACT DETAILS

Elders Hobart
5 Victoria Street
HOBART, TAS
03 6220 6999

Rorie M Auld
0413 887 009











