



268 Krauses Road, LOWER LONGLEY, TAS 7109

Blueberry Orchard with Lifestyle Appeal

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.

3.00 hectares, 7.41 acres

Live simply, earn from the land, and make it your own.

A rare chance to enjoy a peaceful rural lifestyle just 25 minutes from Hobart, while earning an income from an established blueberry orchard.

Set on 3.004 hectares*, the property includes a 1 hectare* blueberry orchard, mainly Brigitta with some Elliot and Legacy varieties. The elevated location results in one of the latest harvest seasons in Australia (Februaryâ##March), often attracting premium prices.

Sold as a walk-in walk-out opportunity, it includes all loose plant and equipment needed to start operating immediately.

Property features:

- Reliable water from a tributary of Cooke Rivulet, onsite dam, and 6 ML water licence
- Former lined packing shed, cool rooms, and packing area
- Outdoor kitchen and bathroom for seasonal workers
- Freestanding machinery shed
- Planning approval in place to build a 3-bedroom home

Whether you're looking to expand your horticultural footprint or embrace a rural lifestyle with income potential, this is an opportunity not to be missed.

Inspections by appointment only, to request an Information Memorandum or further information please contact: Jodie Rolf 0448 036 242

* approximate

- Land Area 3 hectares

TYPE: For Sale

INTERNET ID: R24662624

SALE DETAILS

For sale by offer

CONTACT DETAILS

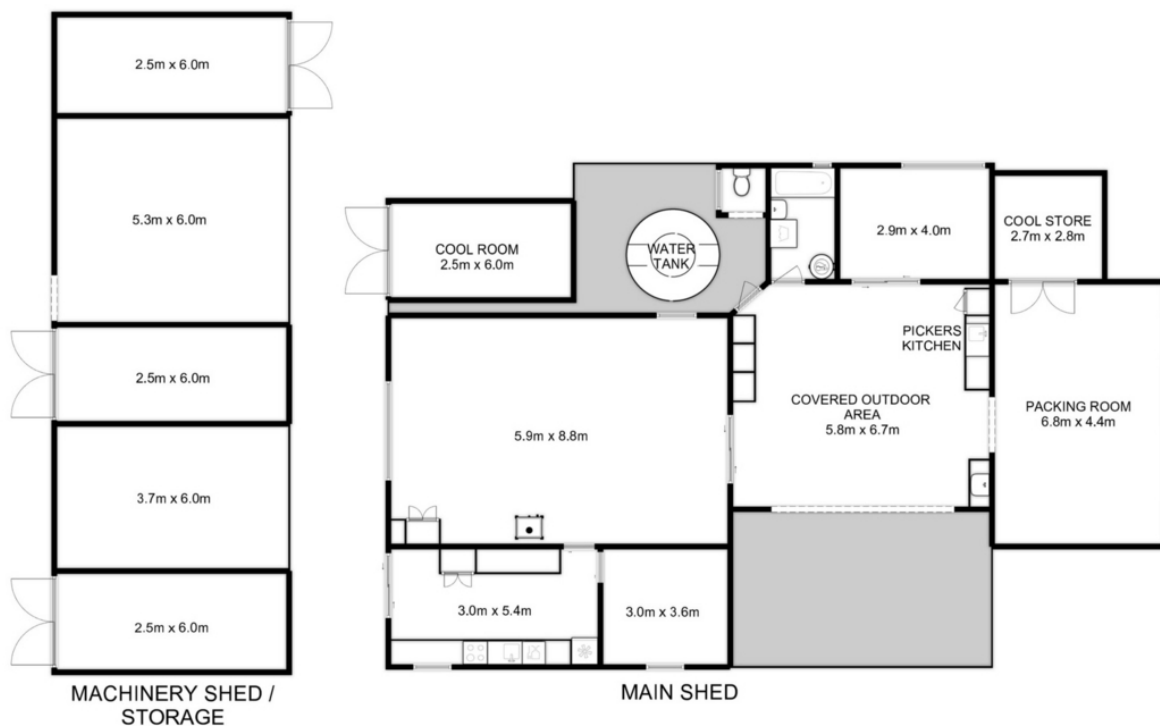
Elders Hobart
5 Victoria Street
HOBART, TAS
03 6220 6999

Jodie Rolf
0448 036 242









Total Approx. Floor Area : 303 sqm

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