



312 Nugent Road, WATTLE HILL, TAS 7172

"Noble Farm" – versatile, prime grazing property

Elders Rural Property Sales is pleased to present Noble Farm for sale by Expressions of Interest, closing on Tuesday 18th November, 2025.

Located just 3 kilometres north-east of Sorell one of Tasmania's fastest growing municipalities, Noble Farm presents a rare opportunity to secure a premium rural holding in a tightly held and highly sought after region.

TYPE: For Sale

INTERNET ID: R24753318

SALE DETAILS

**Expressions of interest
closing 18th November**

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.

Spanning approximately 366 hectares, the property is predominantly high quality grazing land renowned for its fertile basalt soils, making it ideal for livestock enterprises. A pocket of native bushland near Wattle Hill, on the south-eastern boundary, adds environmental value and natural beauty.

Importantly, parts of the property have been identified as suitable for vineyard development (subject to soil and site surveys), offering exciting prospects for agricultural diversification or agri-tourism ventures.

Key features Include:

Noble Farm is well-resourced with multiple water sources, including:

- Approx. 3km frontage to Ironstone Creek
- 30ML water licence from a tributary of Ironstone Creek
- 30ML dam storage
- 2 bores
- Application lodged and deposit paid for 10ML from the Greater South East Irrigation Scheme

Reflecting the property's rich pastoral heritage, improvements include:

- Georgian homestead (unoccupied for several years)
- A second 3-bedroom weatherboard dwelling
- A heritage listed Old Colonial Georgian brick barn
- Machinery shed and shearing shed

These existing structures provide scope for restoration, redevelopment, or continued agricultural use.

Location & access:

With easy access to both Sorell (5 minutes) and Hobart (approx. 30 minutes), Noble Farm combines rural tranquillity with urban convenience, ideal for those seeking scale, productivity, and future potential.

Opportunities of this scale, quality, and location are exceptionally rare. Noble Farm is a must-inspect for discerning buyers seeking a standout agricultural asset in southern Tasmania.

For Sale by Expressions of Interest Closing 18th November 2025.

For further information or to arrange an inspection please contact your exclusive marketing agents:

Jodie Rolf 0448 036 242

Lochie Dornauf - 0437 957 787

- Land Area 366 hectares
- Bedrooms: 7
- Bathrooms: 2

2025

CONTACT DETAILS

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