



185 Austins Road, SCOTTSDALE, TAS 7260

Lifestyle / Grazing Property on 19.83ha (49 Acres)

Relax and enjoy the superb rural and township views across to Mt Stronach and Scottsdale from this well-designed, modern four-bedroom brick home, perfectly positioned on a highly productive lifestyle property.

The fourth bedroom may also be used as a second living area, offering excellent flexibility for families or those working from home.

TYPE: For Sale

INTERNET ID: R24822447

SALE DETAILS

**\$1,200,000 to
\$1,300,000**

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.

The residence comprises four bedrooms, one being used as a second living area, with built-in robes, two bathrooms, main living area, a well-appointed kitchen and dining area, formal lounge, and a dedicated office. Heating is well catered for with both wood and electric options, complemented by a heat-transfer system to ensure warmth and comfort throughout the cooler months.

A verandah extends around three sides of the home, with the rear section fully enclosed for winter protection. Secure parking is provided by a garage with electric roller door. The home is set within established landscaped gardens and is connected to town water.

Outbuildings are a significant feature of the property and include a Colourbond lock-up garage with two electric roller doors (approximately 12m x 9m) with power connected, a machinery shed (approximately 10m x 8m) equipped with three-phase power, and well-constructed stockyards.

The surrounding land is sown to high-quality improved pasture and is securely fenced into six fenced paddocks, with reliable stock water supplied via a dam and troughs. The property has been thoughtfully configured to support efficient livestock management and productivity and offers well-built stockyards and machinery shed.

Horse Facilities:

Equestrian facilities are well developed and include specialised equine fencing, a full-size 20m x 60m dressage arena, tack room, uncovered tie-up area, and feed shed, making the property particularly appealing to horse enthusiasts.

This versatile holding is well suited to beef cattle, dairy heifer agistment, horses, vegetable gardens, poultry, or those seeking a more self-sufficient lifestyle. With reliable rainfall, productive soils, and comprehensive infrastructure, the property offers outstanding lifestyle and farming potential.

Ideally located less than 2km from Scottsdale, approximately 33km from Derby and the world-renowned Blue Derby mountain bike trails, 71km from Launceston, and 25km from Bridport and the acclaimed Barnbougles Dunes and Lost Farm golf courses, the property provides an excellent balance of rural living and accessibility.

Scottsdale is the service hub of North-East Tasmania, known for its strong rural heritage, productive farming region, and welcoming community, making it an ideal place to raise a family or enjoy a peaceful lifestyle in Tasmania's fresh country air.

- Land Area 19.83 hectares
- Building Area: 187.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 4 car garage

CONTACT DETAILS

REX Launceston
54 Cameron Street
LAUNCESTON, TAS
03 6333 7888

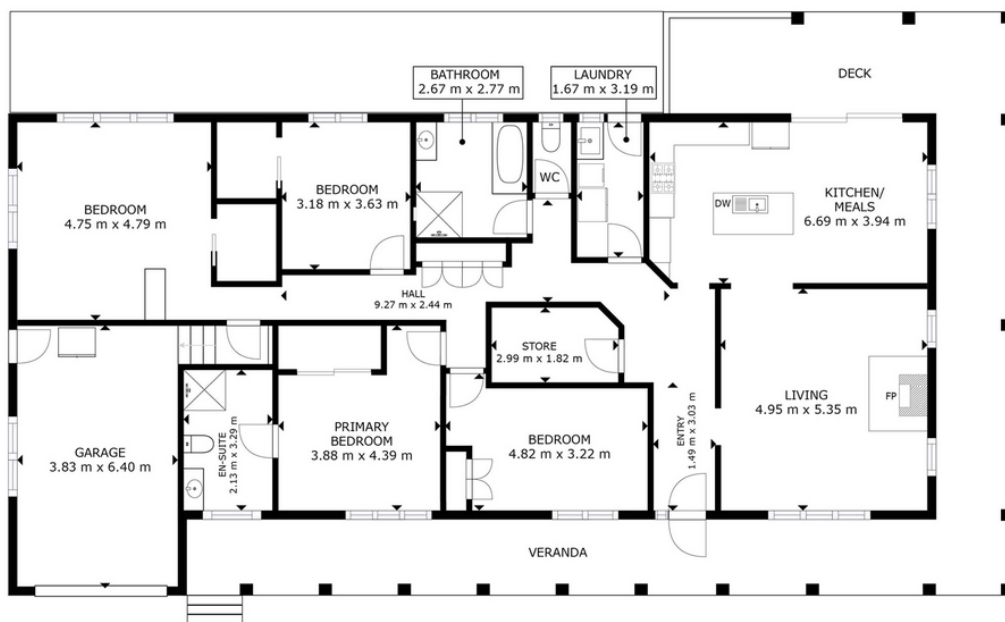
Justin Wiggins
0438 522 876











185 Austins Road, Scottsdale



Plan is not to scale. The floor plan is intended as a guide only. All information is indicative and approximate. All information is to be verified on site. The vendor and/or listing agent and provider of this floor plan are not responsible for any errors and/or omissions.

Provided by NB Media