



983 Bogan Road, GOLDEN VALLEY, TAS 7304

Sheep/Cattle Operation with Stunning Panoramic Views of the Meander Valley

204.00 hectares, 504.08 acres

Elders Rural Property Sales are pleased to present "Quamby Springs" - For Sale - offers over \$2,500,000.

TYPE: For Sale

INTERNET ID: SU115465

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.

Set at the picturesque foothill of Quamby Bluff, "Quamby Springs" offers an idyllic 3 bedroom, 2 bathroom rural lifestyle just 20 minutes from Deloraine and a comfortable 50-minute drive to Launceston.

This property is well known for its peaceful atmosphere and productive land. It features a highly efficient gravity-fed irrigation system supporting a modern 3-year-old Valley Pivot with five spans.

Water supply is stable thanks to an 89ML dam, along with water rights of 60ML and 85ML. Most paddocks have dependable springs, and annual rainfall of about 1,000mm helps maintain productivity throughout the year.

The property features extensive vermin-proof fencing surrounding all pastures, with a soil profile of sandy loam and brown soils under the pivot. It currently supports about 500 ewes and 450 lambs.

Infrastructure includes four versatile shedsâ##two with concrete floors and three-phase powerâ##as well as a two-stand shearing shed and an adjoining two-car hoist bay, providing practical solutions for a range of farming operations.

Key Features:

- 3 Bedroom, 2 Bathroom brick residence
- Multiple machinery sheds and shearing facilities
- Beautiful view of the Meander Valley

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

Lochie Dornauf

0437 957 787

Mark Ranicar

0418 132 344

*approx.

- Land Area 204 hectares
- Building Area: 204 hectares

SALE DETAILS

**For Sale - Offers over
\$2,500,000**

CONTACT DETAILS

SURGA Launceston

54 Cameron Street
LAUNCESTON, TAS
03 6333 7888

Lachlan Dornauf

0437 957 787

TITLE/POSSESSION

Shire/District Council	Meander Valley
------------------------	----------------





