



985 Ferny Hill Road, BRIDPORT, TAS 7262

A Rare Opportunity Combining Scale, Water Security and Income Diversity

223.00 hectares, 551.03 acres

Elders Rural Property Sales is pleased to present **Kerguelen** For Sale Offers over \$5,500,000

TYPE: For Sale
INTERNET ID: SU116012
SALE DETAILS

Kerguelen is a highly versatile rural holding located in north-east Tasmania,

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approximately 10 minutes from Bridport and around 55 minutes from Launceston.

The property enjoys a tightly held coastal hinterland position, combining productive agricultural land with strong lifestyle and investment appeal.

Comprising approximately 223 hectares (551 acres) across eight titles, Kerguelen is characterised by fertile red soils and sandy grey loams, supporting reliable pasture growth and a range of agricultural pursuits including grazing and cropping.

The district benefits from a temperate climate with average annual rainfall of approximately 973mm, providing dependable seasonal conditions for consistent productivity.

A key feature of the property is its substantial water security, including multiple seasonal water licences drawn from tributaries of the Little Forester River and Mickca Rivulet, supported by significant on-farm storage. This reliable water profile underpins flexible farming operations and resilience through drier periods.

Infrastructure is well established and practical, including multiple sets of stockyards, sheds, an on-farm quarry for laneway maintenance, and a comprehensive fencing and stock water system servicing all paddocks via concrete troughs.

Accommodation is a standout, with three residences on the holding. The main homestead is an impressive late-1800s residence that blends period charm with modern upgrades, set within established English gardens. Two additional refurbished cottages, both currently leased, provide consistent supplementary income and flexibility for multi-generational living or staff accommodation.

Further enhancing the property is a fully fitted wedding and events venue, converted from the original shearing shed and catering for up to 120 guests, offering a rare diversification opportunity in this popular north-east Tasmanian region.

Kerguelen represents an exceptional opportunity to secure a productive, water-secure rural property delivering scale, income diversity and lifestyle appeal in one of Tasmania's most sought-after agricultural and tourism regions.

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

Lochie Dornauf

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- Land Area 223 hectares
- Building Area: 223 hectares

Offers over \$5,500,000

CONTACT DETAILS

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