



199 Williams Road, TEA TREE, TAS 7017

A Storybook Rural Holding in the Heart of the Coal River Valley

173.50 hectares, 428.72 acres

Woodstock is a captivating 173.5-hectare rural holding offering an appealing balance of productive farmland and country living in one of Southern Tasmania's most sought-after rural districts. Approximately 100 hectares of grazing land is complemented by sheltered valleys, native bushland and elevated hill country, creating a landscape that is diverse and visually appealing. Multiple waterholes and dams are positioned throughout the property, while Woodlands Creek winds through the holding and past the charming country homestead, enhancing the property's natural beauty, water security and rural character.

At the centre of the property sits a charming circa 1920s homestead surrounded by established gardens. Thoughtfully improved over time, the residence offers three-bedroom accommodation, wraparound verandah and comfortable country living. Large windows and a practical floorplan provide sun-drenched living spaces that capture the surrounding rural outlook.

Woodstock is well equipped for livestock production with a two-stand shearing shed, extensive sheep and cattle handling facilities, hay shed and supporting infrastructure. Historically utilised for sheep, cattle and Angora goats, the property offers flexibility for grazing, mixed farming, equestrian pursuits or lifestyle uses.

Ever wanted to own your own farm without sacrificing everyday convenience? Woodstock is a must-inspect property, offering the space, privacy and lifestyle of a substantial rural holding while remaining within easy reach of key services and amenities. Enjoy the freedom of country living in a highly regarded rural district, with Richmond and Brighton approximately 15 minutes away and Hobart only 40 minutes from the property.

Property Features

- 173.5 hectares (428.7 acres)*.
- Approx. 100 hectares* of grazing land.
- Diverse mix of pasture, native forest and sheltered valleys.
- Woodlands Creek, multiple dams and waterholes.
- Circa 1920s three-bedroom homestead.
- Sun-drenched living spaces and established gardens.
- Two-stand shearing shed and extensive livestock infrastructure.
- Suitable for grazing, mixed farming, equestrian pursuits or lifestyle ownership.
- Approx. 15km to Richmond and Brighton, and 40km to Hobart.

For further information or to arrange an inspection please contact your exclusive marketing agent: Jodie Rolf â## 0448 036 242.

- Land Area 173.5 hectares
- Building Area: 1.00 square metre

TYPE: For Sale

INTERNET ID: SU116232

SALE DETAILS

Offers Over \$2,300,000

CONTACT DETAILS

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