








# 25 ACRES RARE SECLUDED PRIVATE RETREAT 2BR+ IDEAL AQUA/HORTICULTURE SELF SUFFICIENT

Your Own Private Valley – Approx 25 Acres of Peace, Privacy & Off-Grid Living Beneath Ben Lomond

A Rare Tasmanian Riverside Retreat – Where Nature Takes Centre Stage

Imagine owning your own secluded valley, surrounded by breathtaking natural beauty, with the beautiful Tyne River flowing along your property and not another home in sight.

Nestled beneath the majestic Ben Lomond mountain range, at the end of a quiet road, this extraordinary approximately 25-acre property offers something increasingly difficult to find – genuine privacy, tranquillity and complete independence from the everyday world.

With forested hills rising on either side, open river flats, abundant wildlife and the soothing sounds of nature, this is much more than a property. It is an opportunity to embrace an entirely different way of life.

Modern, Comfortable & Completely Off-Grid

The approximately three-year-old home has been thoughtfully constructed for comfortable, energy-efficient country living.

Featuring two bedrooms, kitchen, spacious open-plan living and dining area, a bathroom and an additional versatile room that could serve as a sunroom, home office, creative space or potential third bedroom.

2 1 3 25.00ac

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| **Price** | Offers over $799,000 |
| **Property Type** | Residential |
| **Property ID** | 2154 |
| **Land Area** | 25.00 ac |
| **Floor Area** | 97,995 m2 |

## AGENT DETAILS

Praveen Pant - 0432 256 682

## OFFICE DETAILS

Tasmanian Business and Property Sales
31 Encee Dr St Leonards, TAS, 7250 Australia
0432256682

Property Features:

Double-glazed windows and fire-resistant external cladding

Fully off-grid solar power system with 20 solar panels and a 6 kVA battery system

Gas cooking and hot water

Cosy wood heating and excellent insulation

LED downlights, hardwired smoke alarms and security cameras

Two 10,000-litre rainwater tanks

Concrete slab extending approximately three metres along three sides of the home, offering potential for future verandahs (STCA)

Large 9m × 9m shed/garage, ideal for vehicles, storage or workshop use

Additional older cabin

Floor coverings, blinds, fixtures and fittings in excellent condition

Approx 25 Acres of Natural Tasmanian Beauty

The property comprises approximately 10 acres of open pasture, with the balance featuring beautiful natural bushland.

The picturesque Tyne River, originating in the Ben Lomond region, meanders along the property boundary. The owner advises that it flows year-round and supports trout, with magnificent Blackwood trees providing natural shade along its banks.

Imagine mornings accompanied by birdsong, afternoons exploring your own land and evenings enjoying the peaceful surroundings.

Wildlife frequently seen in the area includes kangaroos, wallabies, wombats, echidnas, possums, deer and an incredible variety of birdlife.

Endless Lifestyle Possibilities

Whether you dream of self-sufficient living, growing your own food, establishing a hobby farm or simply escaping the noise of modern life, this property offers exceptional flexibility.

There may also be opportunities for small-scale agricultural pursuits, including garlic or herb production, or a trout-related enterprise, subject to the necessary approvals.

For writers, artists, craftspeople, nature enthusiasts or anyone seeking uninterrupted peace and inspiration, this remarkable setting could be the perfect retreat.

Privacy That Is Almost Impossible to Replicate

With no residences beyond the property and neighbouring properties reportedly occupied only occasionally, the sense of seclusion here is truly remarkable.

The valley also holds a fascinating history, adding another dimension to this unique Tasmanian holding.

Furniture and a tractor may be included in the sale if the full asking price is achieved, subject to agreement.

A Lifestyle Few Will Ever Experience

No crowds. No city noise. Just you, the river, the mountains and nature.

Properties offering this combination of modern off-grid comfort, riverside beauty, usable pasture, natural bushland and extraordinary privacy are rarely available.

If you have been searching for somewhere to escape, reconnect with nature and enjoy life at your own pace, this could be the opportunity you have been waiting for.

Enquire today to discover this remarkable Tasmanian retreat.

Distance to Launceston-1 hr 20 mins, Hobart 2 hr 45 mins, St Marys 50 mins approx

Praveen Pant – Business & Property Sales

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INTENDING PURCHASERS ARE TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE PROPERTY AND NOT RELY UPON ANY WARRANTY OR STATEMENT MADE BY THE VENDOR OR ANYONE ON THEIR BEHALF.

Please note: All figures and measurements quoted are approximate. Proposed uses, alterations and developments are subject to any applicable planning, building, environmental and other regulatory approvals.

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