



LJ Hooker  
Pinnacle Property



## Ranelagh, 300 Browns Road

Choose your own adventure!

Buy 1 Buy 2 or Partner with the existing business owner to secure an incredible opportunity to be the custodian of this pristine wilderness alongside an eco-tourism business.

Huon Bush Retreats is a thriving eco-tourism business or an opportunity for a health and wellness retreat, a lifestyle family estate STCA or shared community. The possibilities are limited only to your imagination.

Here, at this internationally celebrated nature retreat, you can live your dream lifestyle or combine your passion for nature and your entrepreneurial ambition, with the untapped potential and scope for expansion on the current eco-tourism model.

An amazing opportunity exists, for anyone who has ever dreamed of owning their own pocket of protected nature with the bonus of a self-sustainable off-grid lifestyle retreat, to fall in love and make this their own.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Sale**

EOI over \$1.39 Million

**View**

By Appointment

**Contact**

**Alison Rogers**

0409 220 211

[arogers@ljhookerpinnacle.com](mailto:arogers@ljhookerpinnacle.com)

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(03) 6272 8177



All the hard work has been done with systems in place for you to walk in and start earning an income immediately. Soak in the tranquillity of having your very own 42+ hectares (105 acres) of Tasmanian nature comprising of 2 (two) freehold titles that can be purchased together or separately.

Nestled in lush bushland, this eco-retreat or/lifestyle property is less than 45 minutes from Hobart, and 10 minutes from Huonville, a bustling regional centre located in the heart of the stunning Huon Valley.

Discover how replenishing and health-giving disconnecting from daily life and connecting with nature becomes and how you can share this with others. Spend precious time strolling through old-growth forests to your own waterfall, breathing in the pristine clean air that is Tasmania. You will be surrounded by large old-growth trees, Eucalyptus, Myrtle, Sassafras and 5-meter-high tree ferns, one being almost 400 years old, while the village area vegetation is rich with open fern and wattle groves and lush moss-blanketed grounds.

The property is immersed in the beauty of a spectacular rainforest and home to an abundance of wildlife. It is surrounded by conservation covenanted private properties, and the Russel Ridge and Mount Misery Conservation Areas. The heartfelt passionate legacy of the current owners ensures that this untouched paradise and its surroundings remain protected.

The landscape also provides ancient habitat for threatened and endangered species including the Tasmanian Devil, spotted tail quoll, eastern quoll, Tasmanian wedge tail eagle, masked owl, grey goshawk and swift parrot. Frequently seen species include brushtail possum, Rufous and Bennett's wallabies and currawongs; no two days will ever be the same.

Within the 42+ hectares (105 acres) you will have your very own forest. Here begins the 5km of well-constructed bush walking tracks, cascading waterfall, and vistas looking over the valley to invigorate the soul and capture the imagination.

The reception centre and main accommodation is fitted with a commercial kitchen, a large living zone with free standing wood heater, a second kitchen, office, and front veranda. The private yard is filled with the abundant and friendly wildlife.

Included in the purchase of this extraordinary property and hidden within your forest oasis are 4 more self-contained spacious cabins, all complete with private balconies, kitchens, bathrooms, wood heaters and delightful outdoor baths to complete the experience.

There are 2 deluxe glamping tepees also kept cosy in the cooler months with wood heaters, adjacent camping zones, and campervan sites. A communal undercover kitchen and bathroom plus composting toilet facilities are conveniently located for those camping or day walking.

You can create your own dream space within the immense tranquillity of this breathtaking bushland or continue this unique and hugely successful eco-tourism business. The retreat accommodation business, 'Huon Bush Retreats' complete with Green Tourism Certification is an established profitable business which has successfully been running since 2004. An



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eco-sustainable model, off-grid and carbon positive in operation, offering solar electricity, gas, wood, solar hot water heating and fresh clean rainwater. The accommodation units are perfectly designed for tranquil weekends for couples, family getaways with room for children to explore and play, or enough space for corporate professional development groups to clear the mind and think creatively.

Only a short idyllic 45-minute drive from Hobart's CBD the Huon Bush Retreat sits at the tourism gateway to the enchanting south. Surrounded by a valley of rural producers, bio-dynamic farms, award-winning wineries, apple growers, cider houses, and cellar doors the location is a locavore foodie dream. For adventurous spirits, the Huon offers an abundance of activities including Huon River kayaking, Hartz Mountain hiking, cave exploring at Hastings Caves, fishing off local jetties, or walking one of the many pristine coastal beaches.

For the art lover, a new permanent exhibit at Ida Bay State Reserve has been developed with federal and state government funding, and supported by David Walsh, the owner of Museum of Old and New Art (Mona) and DarkLab. The artwork and visitor centre respects and highlights the environmental and cultural significance of the area. The development will benefit the surrounding businesses and nearby attractions by expanding the existing tourism experiences in the region, attracting 30,000 new visitors annually.

Discover the magic of your very own nature oasis where you can protect and preserve the natural environment and work within it to showcase what Tasmania's wild wilderness offers. .

Contact Alison for an information memorandum or to arrange a private inspection of the property.

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information. All timeframes and dimensions are approximates only.

The purchase of an individual title may not include the business and is sold as land only. The infrastructure may not be useable in its existing form and interested parties should make their own enquiries as to their use.

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## More About this Property

<b>Property ID</b>	4CGVFCS
<b>Property Type</b>	House
<b>House Size</b>	600 m2
<b>Land Area</b>	42.62 hectare
<b>Including</b>	Fire Place Balcony Deck Solar Panels

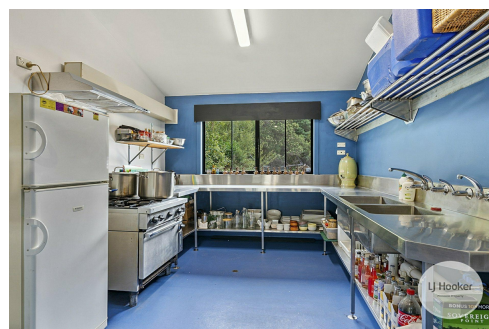
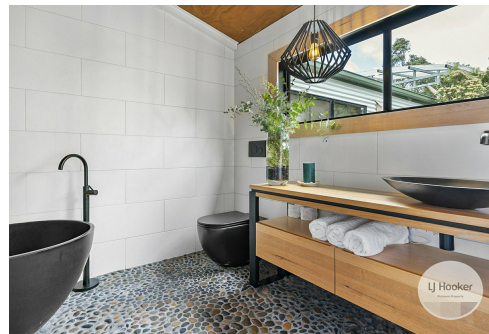
**Alison Rogers 0409 220 211**

Pinnacle Partner | Property Representative | [arogers@ljhookerpinnacle.com](mailto:arogers@ljhookerpinnacle.com)

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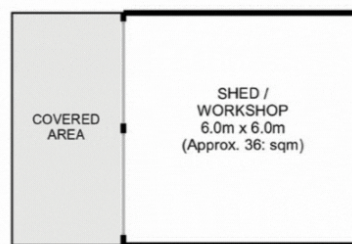
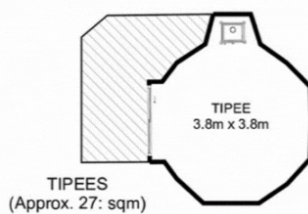
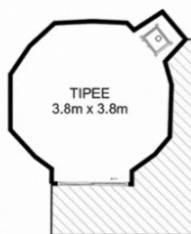
122 Murray Street, HOBART TAS 7000

[pinnacleproperty.ljhooker.com.au](mailto:pinnacleproperty.ljhooker.com.au) | [hello@ljhookerpinnacle.com](mailto:hello@ljhookerpinnacle.com)

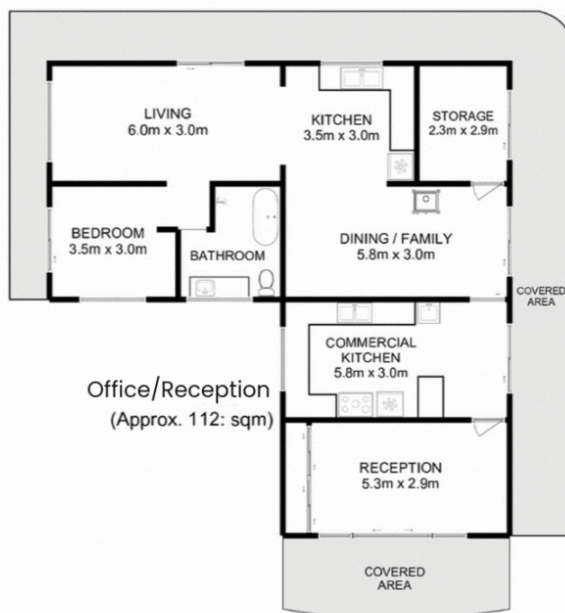
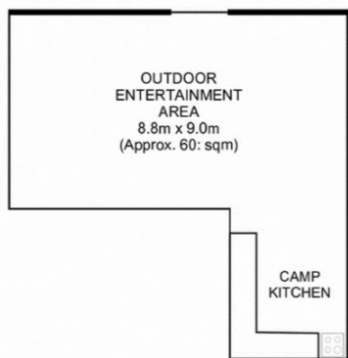
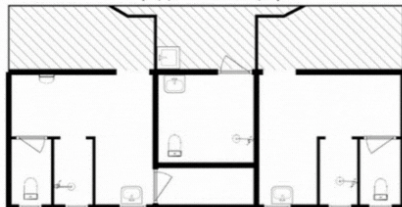


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CAMPGROUND AMENITIES  
(Approx. 35: sqm)



Total Approx. Floor Area : 270 sqm

All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open2view.com