



89 Upper Scamander Road, Scamander

A Scamander lifestyle opportunity deserving your careful consideration

Situated just minutes from the Scamander township is a property offering a secluded lifestyle opportunity rarely seen on Tasmania's stunning East Coast. Eureka Farm incorporates two titles spread over approximately 21Ha of natural coastal bush, an established multi-variety orchard and three separate dwellings. The property is situated in a pristine valley surrounded by native bush still being part of Scamander township. Within walking distance of pristine beaches, along side the Scamander river and 1km from the Tasman Highway make this large property unique.

Eureka Farm has been the home and business for the current owners for the past thirty-four years. Carved from the native bush through careful planning, the owners have developed a berry and fruit farm with value adding through their restaurant and manufacturing operations.

The future direction for this property is really dependent on the next owner. The next owner might wish to continue these activities and/or enter some other eco-tourism activities. Taking advantage of the

6 3 6

FOR SALE

Open to Offers

VIEW

By Appointment

AGENTS

David Liebmann
0428 860 047
dliebmann.sthelens@ljhooker.com.au

AGENCY

LJ Hooker St Helens
(03) 6376 2300

close proximity of Eureka Farm to the stunning Scamander River and pristine surf beaches, eco-tourism, short term accommodation, farm stay, family home or continued orchard/retail operation are just some of the options available to you. Alternatively, the new owner might just want a very private area that is close and part of the Scamander township where they can really enjoy his home and outer natural surroundings.

The property encompasses two adjoining titles (3.42ha and 17.3ha), each containing a combination of orchard and natural bushland, as well as multiple dwellings, shedding and plant. Three accommodation options include the one-bedroom main house (incorporating the shop front), a three-bedroom house and a two-bedroom bungalow. The stand-alone three-bedroom home and bungalow are regularly let for holiday accommodation. All dwellings are fully self-contained and are offered with the possible option of remaining fully furnished.

The three sheds contain the plant for a working orchard, including two cool rooms, dry store, office, bathrooms, pallet storage, packaging areas and two commercial kitchens. One of the commercial kitchens has been utilised for manufacturing preserves, ice creams and deserts, while the other services the retail cafe area.

The orchard plantings currently include numerous apple and pear varieties, cherries, blackberries, blackcurrants, raspberries, plums, apricots and blueberries. An outstanding feature of the property is the 14 million litre (14,000m³) catchment dam scenically located in a forest. The East Coast of Tasmania can be very dry and not many places in this area have a reliable water supply. This water can easily irrigate the orchards and other areas through an irrigation system with sand filter, drip irrigations, a fertigation facility and pumps where needed.

Near the primary residence there is a green house, electrical control room, electric fences, fire hoses and three bay implement shed. A 20kW solar panel array considerably reduces the running costs of this unique farm. Solar hot water is also provided for the shop area.

In addition to the two impressive titles currently on offer, should you wish, there is the opportunity to enter in negotiations, to purchase the property inclusive of an additional two titles that complete the Eureka Farm area. The vendors also offer the opportunity to have a hand-over period (by negotiation) to allow the new owners to fully appreciate where the farm has come from and the future opportunities it represents.

Scamander has always been a mecca for sun-seeking holiday-makers and is currently a fast-growing centre for families seeking a lifestyle change. With famous surf beaches, surf and river fishing, cafes, restaurants, pharmacy, fuel station and super market, world class mountain bike trails just 15 minutes away and the vibrant town of St Helens 20 minutes away, Scamander is a wonderful part of Tasmania's East Coast to live.

Should you wish to hit the ground running and continue the business in place, there is the opportunity to adopt Eureka Farm's online presence, including their website and online store.

For more information on the past going's on at Eureka Farm, head to <https://eurekafarm.com.au>

For more information on the online store, head to <https://www.eurekafarm.net/store/>

If a new life on a property that opens up many lifestyle opportunities appeals to you, call me to arrange your private viewing of this unique

property.

MORE DETAILS

Property ID	K6YFN1
Property Type	House
Land Area	20.72 hectare
Including	Study
	Air Conditioning
	Toilets (6)
	Deck
	Dishwasher
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels
	Water Tank
	Solar Hot Water



David Liebmann 0428 860 047
Property Consultant | dliebmann.sthelens@ljhooker.com.au

LJ Hooker St Helens (03) 6376 2300
36 Cecilia Street, ST HELENS TAS 7216
sthelens.ljhooker.com.au | sthelens@ljhooker.com.au