

# 119 Allens Rivulet Road, Allens Rivulet, Tas 7150



## Sold House

Wednesday, 4 October 2023

119 Allens Rivulet Road, Allens Rivulet, Tas 7150

Bedrooms: 7

Bathrooms: 4

Parkings: 7

Area: 1 m2

Type: House



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**\$1,900,000**

Welcome to a truly remarkable 5-acre estate in the serene Allen's Rivulet, offering a lifestyle that dreams are made of. As you enter through custom remote controlled timber entry gates and drive along the silver birch lined driveway, you'll be captivated by the sheer size and potential this property holds.

**Main Residence:** The main residence, boasts 4/5 large bedrooms and is bathed in natural light, creating an inviting and warm atmosphere throughout. With 3 full bathrooms and 1 additional separate powder room, it's designed to accommodate the needs of a growing family with ease. Multiple living areas provide flexibility and room to spread out, while a cosy wood fire adds a sense of country and comfort. Fully ducted heating and cooling ensures year-round comfort, making this house a home in every season.

**Second Dwelling:** Adjacent to the main residence, discover a fully self-contained second dwelling with 2 bedrooms, 1 full bathroom and an additional separate toilet. Complete with its own kitchen, dining living & laundry, this space is perfect for extended family living, guests or unlocking its income potential as a separate rental or Airbnb. With new ducted heating & cooling and a beautiful new free-standing fireplace, this residence truly has all you could ever need.

**Recreation and Relaxation:** For the sports enthusiast, a state-of-the-art basketball court awaits, ready for hours of fun and competition with family and friends. An efficiently heated indoor swimming pool adds to the allure of this property, providing year-round exercise and entertainment opportunities. Gardening enthusiasts will appreciate the envy-inducing vegetable garden, perfect for cultivating your own produce in style.

**Effortless Living:** The property is fully fenced with the front and immediate gardens wallaby & dog proofed. All landscaping has been thoughtfully designed with minimal maintenance in mind, allowing you to enjoy the property without the burden of constant upkeep.

**Versatile Living:** Families will relish the seamless indoor/outdoor flow, creating a perfect space for entertaining and relaxation. The dual occupancy setup offers endless possibilities, thanks to its separate entrance and full self-contained amenities.

**Green and Sustainable:** Solar panels on both residences contribute to energy efficiency and reduce your environmental footprint.

**Ideal Location:** Situated on the sealed part of Allen's Rivulet Rd, just 15 minutes from the city and 8 minutes from Kingston, this property offers a peaceful retreat without sacrificing convenience. This rare 5-acre estate in Allen's Rivulet truly ticks all the boxes. Whether you're seeking a spacious family retreat, potential rental income, or a harmonious blend of both, this property has it all. Don't miss this opportunity to make this exceptional estate your own – a lifestyle beyond compare awaits!

**Features:** -Dual Occupancy-60,000L tank water approx-Envirocycle wastewater-24 Solar Panel system-Ducted heating & Cooling throughout both residences-3 Phase power-Mains powered gates (with battery backup)-NBN Fixed wireless (80MBPS Telstra)-Mesh Wifi throughout both residences & pool house-Megaslam adjustable basketball hoop.-Megaslam basketball competition tile surface-Indoor pool heated by energy efficient heat pump-Bore water irrigated throughout the property for unlimited water access-Sealed road access

**Disclaimer:** We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.