

# 291 Grices Road, Tea Tree, Tas 7017



## Sold House

Friday, 20 October 2023

291 Grices Road, Tea Tree, Tas 7017

Bedrooms: 4

Bathrooms: 1

Parkings: 10

Area: 788 m<sup>2</sup>

Type: House



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## Contact agent

Every now and then, a truly special opportunity comes to the market.....like this one! On six titles and just shy of 2000 acres (800 hectares) in total, there is a lovely north facing home as the centrepiece which boasts charm and character at every turn. The home is surrounded by a pasture bowl and fringed with forest.....with Tasmanian Oak floorboards, an open fire place, four bedrooms, generous living spaces and mesmerizing rural views. There are also plenty of outbuildings including a shearing shed, a stable shed and a larger shed with 3 truck sized bays along with a 12m x 12m concrete floored workshop. Less than 40 minutes from the centre of Hobart, but offering glorious solitude and total privacy, there are endless opportunities for walking and riding. Extensive well built gravel tracks provide excellent access across many expanses of the property. There are a number of dams, a gravel source and an abundance of firewood. There are spectacular views from numerous vantage points, including some beautiful potential future house sites (subject to Council approval). The landscape ranges from cleared grassland areas through to bushland, undulating bush gives away to plateaued areas and there are some wooded valleys that would lend themselves to possible future pasture. The current owners have approvals in place for an adjustment to the layout of current titles which, once finalised, will provide 5 smaller titles ranging from 5.5 acres to 8.5 acres (2.3 to 3.5 hectares).....all with amazing views. The new owner could potentially sell these on, and retain more than 750 hectares of rural wonder. Surveying work is largely completed and civil engineering plans have been submitted to Council. As you would expect, there is abundant native of wildlife and plants, plus spectacular views to Brighton, across to Mt Wellington, down the Channel and to the Tasman Peninsula. Simply amazing! Mere words do not do this property justice.....it needs to be seen to be believed. 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.