

366 Crabtree Road, Crabtree, Tas 7109

the property culture.

Sold House

Tuesday, 15 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 4 m2

Type: House



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\$1,025,000

The name of this beautiful property says it all. Located in a very desirable location within the picturesque Huon Valley, not only is there a charming, renovated cottage, but the bottom boundary of this property is formed by a gorgeous rivulet that flows all year round, creating a lovely 'Riversong'. Consisting of just over 11.5 acres (4.726ha), this property is made up of mostly level, richly fertile pasture. Well fenced and well maintained, it is the ideal hobby farm. Segregated into multiple paddocks, you will be able to grow hay and keep sheep or a cow or four. The current resident sheep Mary and Sophie are totally spoiled. The home has a wonderful country charm, nestled amongst lovely tall gums with an easy-care garden setting full of tweeting birds. Well fenced, it is ready to go for the kids and family pets to run around in safety. A double shed makes the ideal workshop and you are good to go with a chicken coop and plenty of space for the veggie beds for farm fresh eggs and home grown produce. As you step inside the home, there is an instant welcoming and cosy ambience. Deceptively, despite the cosy feel, this home offers 4 bedrooms with 2 bathrooms and multiple living spaces. Currently, the main living, dining and kitchen are open plan with the wood fire as a feature as well as providing lovely warmth throughout. A reverse cycle air-conditioner, also in this space, will keep you comfortable all year round. Down the hall is a formal lounge or snug, ideal for the TV or a retreat as a reading nook. Down the end of the home, there is another open plan space currently set-up as the home office. The master bedroom is at one end of the home and comes with a walk-in robe and its own ensuite. The other 3 bedrooms are at the other end of the home creating excellent separation from the kids or visiting guests and share the use of the central family bathroom. There is even a separate entry into this end of the home allowing guests or more permanent extra family members their own access. Totally renovated along with the rest of the home, the kitchen has solid Caesarstone bench tops, quality appliances, soft closing draws and directly opposite, a full walk-in pantry. Off to the side is the laundry with a cool split stable door, adding to the already very charming country feel. There are many spots to sit within this home, the dining is a clever booth and in the corner of the lounge, the large windows provide both a sunny spot to sit with a cup of tea and gorgeous views out over the property. Out the front, the covered verandah provides another great spot to sit back at the end of the day as you watch the sun set over the surrounding hills. Down at the Crabtree Rivulet, there are a few spots to choose from to enjoy. One is perfect to huddle around a fire pit with friends, another is your own private swimming hole. Located within 10 minutes from the hub of the Huon Valley at Huonville, where you will find all your shops and services and within 30 minutes to the heart of the Hobart CBD makes this location so desirable. Crabtree Rd is a no through road, so the traffic will be limited to locals only. The surrounding area is simply beautiful, with idyllic rolling pastures and native forest covered hills, this is the quintessential county lifestyle escape and yet not too far from anything. Please contact us for further information or to arrange a private viewing.