

**39 Allens Road, Grove, Tas 7109**



**Sold House**

Monday, 14 August 2023

39 Allens Road, Grove, Tas 7109

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 9**

**Area: 6 m2**

**Type: House**



Colin Miller

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**\$820,000**

Situated on just over sixteen and a half blissful acres (6.7 Hectares) of productive, fertile land, this lovingly crafted and well-maintained property is the perfect lifestyle home. The land is partly cleared, fenced from the surrounding bush, and gently sloping. There are three good sized dams and five water tanks that could service gardens, crops, horses, sheep - the possibilities are limited only by your imagination. Apart from the house garage, other significant storage structures include a large double garage, extra high workshop/barn, and two other sheds totalling around 178m<sup>2</sup> of quality space. All are in great condition and ready for you to use. Naturally, there is no shortage of off-street parking and room for a boat, caravan and all your guests' vehicles. The homestead is solidly built, well designed and combines beautiful brick and fine hard-wood timber interiors, and is all on one level. The accommodation comprises a spacious master bedroom with beautiful, crafted timber built-ins and neat ensuite, and two guest bedrooms with one located at the opposite end of the house. The floor plan is free flowing with a contemporary kitchen servicing an open dining & informal living space where a large firebox keeps the house wonderfully warm and comfortable. This leads through to a more formal lounge room with bay window overlooking peaceful, leafy rural scenery. An open fireplace with more of that beautiful timber mantle provides a rustic, cosy, welcoming charm. The home is serviced by rain water tanks and septic system so there are no water rates. You could add solar panels and move towards a more self-sustained lifestyle. Soak in the serenity and that fresh country air whilst surrounding yourself with the private bushland, elevated rural outlooks, and the regular native visitors that consist of wallabies with their joeys and an extensive array of birdlife. As a rural escape this home has it all and within just 6 minutes' drive to Huonville or 19 minutes to Kingston with all the shopping precincts and services both towns provide. Hobart CBD is a mere 30-minute commute. So much value is on offer with this exciting opportunity. You really can have your own 'home among the gum trees'. For further information please contact Colin Miller.

- Spacious, comfortable family home on one level with rich, crafted timber elements throughout.
- Just over 16 and a half acres of relatively level, part pasture, part bush land.
- Three dams and five water tanks.
- Several large workshop/shed/barn outbuildings and ample garaging.
- Tranquil, private, leafy, with plenty of fresh country air.
- Only 6 minutes from Huonville, 19 minutes to Kingston, and 30 minutes out of Hobart.

Council Rates: \$1,822.00 per annum (approx.)  
Water Rates: \$360.00 per annum (approx.)

Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt it's accuracy, guarantee cannot be assured. The content is intended as advice, and such as cannot be taken as absolute fact. Accordingly, all interested parties should make their own enquiries to verify this information.