

# 4 WATTLE BANK CLOSE, Spreyton, Tas 7310



## Sold House

Monday, 27 May 2024

4 WATTLE BANK CLOSE, Spreyton, Tas 7310

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1 m2

Type: House

## Contact agent

On offer is this much loved and thoughtfully developed, elevated 1.3 ha property looking over Spreyton, Latrobe and the Mersey River. In an area of similar large allotments, at the top end of a quiet cul-de-sac and in a peaceful bush setting. Built around 2009, the spacious, contemporary styled home offers an expansive, light-filled living/dining area opening on to a large elevated entertaining deck. Looking over the living areas is a delightful, modern kitchen with stone benches, pantry and quality appliances. There are four large bedrooms – including master with full ensuite and WIR, and its own private deck overlooking the secluded rear garden. Two further bedrooms are larger than normal and have BIR's, while the even larger fourth bedroom could also be used as a rumpus room, large study, media room or other purpose. Comfort is looked after with three reverse-cycle heat pumps plus an easy-care pellet heater in the living area. Double-glazing and solar panels on the roof assist with overall efficiency. At the rear of the house is a 12m x 6.5m (approx.) fully lined and insulated garage/workshop that has been divided into two with half currently used as a large carpeted artist's studio with a separate storeroom while the front area serves as a workshop and garage. Again, possible alternative uses are many. While some of the property is natural bushland with a small creek running through, part of the area around the house has been developed into permaculture-based, productive and enchanting gardens. Much of our vegetable, fruit and herb needs are met by what we grow organically. We are happy to provide more detail on the design, structure, development and content of the garden for interested parties. The garden areas are securely fenced to keep out the native inhabitants of the area, which includes Pademelons, Bandicoots, Echidnas and more. The abundant native birdlife goes where it likes! The large (6m x 4m) hothouse/greenhouse and a major part of the outside garden are served by a permanent, automated watering system. There is a 20,000 litre rainwater tank that helps to serve the lower garden while the whole property is also connected to town water. An extremely tranquil and natural environment is its essence even though it is less than a 10-minute drive into either Devonport or Latrobe and less than 5 minutes to Spreyton. We are offering this property ourselves which means that anyone interested can directly request more information, call to discuss, come and view it all with us, ask us questions and hear more of what has gone into its development.

The house:-  
Spacious, flexible accommodation- Modern, high-quality kitchen flowing into open plan dining / living space- Master bedroom with ensuite & WIR and opening to private garden balcony- Large bedrooms with 4th also having external garden access- Large, elevated and delightful outdoor living space - Solar boosted power, double-glazing, town water and rainwater storage

The land:• Breathtaking outlook from a quiet natural environment – not 10 minutes from Devonport• Enchanting and productive permaculture gardens • Large hothouse with automatic watering system, large multi-purpose shed/garage and “luxury” chook house• Natural bushland setting providing permanent background and privacy