

# 416 Crabtree Road, Crabtree, Tas 7109



## Sold House

Saturday, 12 August 2023

416 Crabtree Road, Crabtree, Tas 7109

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 3 m2**

**Type: House**



Amber Leighton

**\$815,500**

This charming, brick veneer home is located in picturesque Crabtree; an area which is sought after for its stunning rural landscapes, its quality pasture land, and its close proximity to the Hobart CBD. This property offers over 8 acres of land, substantial infrastructure and plenty of additional potential. The home was an original early 1900s weatherboard, which was later wrapped in brick; this has created a low maintenance, well insulated family home. There are 3 well proportioned bedrooms, each with built in storage and a second living room or snug found right by the end of the hall. The generously proportioned kitchen, living and dining are all open-plan and offer charming views over the gardens and into the paddocks. This area is warmed by both the reverse cycle and the centrally positioned wood heater. Timber floorboards are a consistent feature throughout, as are the high ceilings and timber accents. Glass sliders lead you easily into the house gardens, where there is potential to create a fantastic outdoor entertaining area. A 30 metre by 9.5 meter shed sits just away from the house; it's currently an active workshop and storage space but thanks to the 3 phase power, it could be suitable for small industry such as mechanics or furniture makers. The shed offers separate office spaces at the rear and multiple accesses at different heights, which further increases its potential. There is also a multi-bay machinery shed, hay storage and garden shed positioned throughout the property. The land has been thoughtfully arranged to include separate paddocks for livestock, a fenced area for domestic pets and a wildlife corridor for the native animals. The positioning of this property allows it to enjoy an abundance of sunlight and thanks to the expanse of the views, you can literally watch the weather roll into the valley. The property has been fitted with 34 Solar panels and has a central vacuum system installed. This property is an ideal hobby farm that's brimming with potential, it's just 10 minutes from Huonville and a mere 20 minutes from Kingston – making this a very convenient, escape to the country. Phone or email for further information and to schedule your private appointment to view. Disclaimer: The information contained in this listing has been supplied to Win Em All P/L trading as Homelands Property from a variety of sources and to the best of their knowledge. The Agents are unable to verify whether the above information is accurate. All interested persons should make and rely upon their own enquiries to determine whether or not the information is, in fact accurate.