

44 Cliff View Drive, Allens Rivulet, Tas 7150



Sold House

Wednesday, 23 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1 m2

Type: House



Amber Leighton

Contact agent

Positioned at the end of a quiet cul-de-sac, this picture perfect, country cottage sits on almost five acres, most of which is good pasture divided into five paddocks, with the addition of a corner of bushland. It captures breathtaking rural views and, is just 25 minutes from the Hobart CBD. The charming cottage was built in 2007 and set well back from the street – this has ensured its privacy while allowing it to capture the maximum amount of light that is provided by its North Easterly aspect. Not only does the home offer three spacious bedrooms, each with built-in storage, but there is also a second living room or snug which is bathed in light and can be used as a fourth bedroom when needed. This room offers direct access to the deck, which adorns the front of the home and provides a perfect spot for entertaining. The open plan kitchen and dining share the centre of the cottage and provide tranquil views over the property's paddocks. Soaring ceilings make this room feel grand, while the Georgian-style windows and calming tones of the cabinetry, keep the cozy feel you'd expect in a country home. Practical features here include a freestanding oven, stainless steel dishwasher, and overhead storage. The home is warmed by fixed electric panel heaters, the cost of which is offset by the 4.9kw solar array. Solar hot water is an added bonus and helps to keep running costs low. Outside you'll see a fully fenced house site and pasture, with horse friendly fencing and a generous area has been left for the house gardens. Netted veggie beds and berry patches complement the many fruit trees and decorative roses and flowering natives have been chosen to welcome the birds. A large, standalone garage with lights and power, sits just away from the house, and its adjoining carport was built to ensure a horse float fits comfortably. You can easily access many highly rated bushwalks from here, including the Allens Rivulet track and the North West Bay River track. Margate is just 10 minutes away and offers all of your day to day needs and Hobart is a mere 25 minute drive. This property offers a unique rural lifestyle without sacrificing city convenience. Phone or email for further information and to schedule your appointment to view.