

# 474 Wattle Grove Road, Wattle Grove, Tas 7109

the property culture.

## House For Sale

Friday, 26 January 2024

474 Wattle Grove Road, Wattle Grove, Tas 7109

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 20 m2**

**Type: House**



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## Offers Over \$1,750,000

Positioned within the popular area of Wattle Grove, this property is close to the vibrant township of Cygnet with the Huon River Estuary at the bottom of the road. This is a special property offering 2 separate dwellings. The home is up high on the 50 acres (20.58ha), enjoying the amazing views down the valley to the River below and out to the mountains in the wilderness. A second dwelling is purpose-built as an accommodation in the style of one of the local chapels, also taking full advantage of the views on offer, both have been smartly positioned within the beautifully undulating landscape. As you arrive at the property along Wattle Grove Rd, you are greeted with the extent of the rolling pastures (which the neighbour currently agists his cows). The driveway passes a large hay shed with its own water tank. This is a great farm shed that will keep the hay nice and dry and room for the tractor should you want one. Currently a small caravan is in the shed and used as an art studio. The driveway then winds up the hill, eventually splitting half the way up to the accommodation on the left and all the way up to the home on the right. Both are perched in ideal positions within the property. The house and the chapel are self-sufficient, independently powered by their own solar array and full lithium battery set-ups. Completely off-grid, and so well thought through, you will have now power bills to speak of. The dwellings also have feeder tanks and header tanks for the rainwater collection, which then gravity feed back to the dwellings creating town-pressure without the need for a pump every time you turn the tap on. Each have their own waste management system too, making this property completely self-sufficient. The house was built in 2012 and constructed to be low-maintenance. Inside the spacious open plan living, dining and kitchen area is complimented with a second living area to provide the family with room to spread out. Cleverly designed, all of these spaces take in the extraordinary views through large picture windows that beautifully frame the panoramic vista. A wood fire provides both warmth and a wonderful atmosphere in the cooler months, whilst the mood through the windows is forever changing with the seasons and even the time of day. The main bedroom is cleverly located at the end also capitalising on the spectacular views on offer. It may be difficult to get out of bed with this view. There is a walk-in-robe and a lovely ensuite bathroom too. Down the other end of the home, the hallway heads off from the second living, down to the 2 spare bedrooms and a shared bathroom, and laundry facility completes this area. Well thought through, these rooms also get a great view down over the property. Out the back a level grassy fenced courtyard is ideal for the family pet and kids to run around securely. This is accessed via large sliding doors from the living area onto an outdoor entertaining deck. From the house, you can see the Chapel accommodation, which is a more recent addition that was modelled on an existing Chapel from Ranelagh. Built new means you get the benefits of the old chapel look, but with all the comforts and insulation quality of today. This building is impressive. Huge vintage Chinese timber doors greet you as you enter into the foyer. A glass door with an electronic coded lock then provides secure access inside. As you enter the vast open space demands your attention with gorgeous curved timber beams in the vaulted ceiling and the Tassie Oak floors throughout. This space is luxury done well. There are so many intriguing features to take in including the very unique vintage Indian cauldron for a bath. Designed to replicate staying in a resort, the open plan area consists of a lounge, dining and kitchen with a low-set partition allowing the king sized bed to be included into the space. Positioned to capitalise on the views, the morning will consist of a lazy approach to the day gazing at the water in the valley below and out to the mountains, before slipping across through barn doors to your lux bathroom. Then make a coffee and sit out on the patio to contemplate what the day will bring. Your guests will forever remember their stay. The property is fenced to contain cattle should you want to do so, otherwise the neighbour will happily continue to agist his cows, allowing you to just enjoy the property. Maybe keep a paddock or two for hay, there is plenty of room to store the hay to sell off in the winter when demand is higher. There are dams on the property too and a section of bush to explore and keep you in supply of firewood. Please contact us for further information or to arrange a private viewing.