

**570 Bakers Creek Rd, Lucaston, Tas 7109**

the property culture.

**Sold House**

Saturday, 24 February 2024

570 Bakers Creek Rd, Lucaston, Tas 7109

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 49 m2**

**Type: House**



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**\$700,000**

As you wind your way up Bakers Creek Road, the perfect farming pasture slowly transforms into lush Tasmanian bush. Nestled up here among nature sits an idyllic offgrid property, affectionately known as Tiger Vale. The property is spread over approximately 121 acres across 2 titles which does offer some potential for a boundary realignment (STCA) should you not need such a significant holding. Over the last 10 years, the owner has undertaken significant revegetation work, planting an abundance of native Tasmanian species such as Myrtle, Blackwood, Pepper and Sassafras. Through this work, a small nursery was established to produce the trees both for Tiger Vale and other nearby projects. The whole property is registered as Land for Wildlife, a program delivered by the Tasmanian Land Conservancy, and is truly a spectacle of Tasmanian wet forest. The cottage on the property has been lovingly restored over time and is now fully insulated in the walls and ceiling, and clad in Celery Top Pine with beautiful Tasmanian Oak floorboards inside. The home features 2 bedrooms and an open plan yet cozy living room, dining room and kitchen. The central woodfire in the living space not only heats the home, but is also a wetback system for the hot water, which supports the 240L evacuator tubes on the roof. The home is fitted with a 12V system utilising low power consumption LED lighting throughout, and is connected to SkyMesh NBN ensuring you stay connected to the world as much or as little as you like! At the back of the home, a large north-facing deck is the perfect spot to kick back and relax in the warmer months, with a large undercover section perfect for the those afternoons when you want to sit outside and watch the wild weather blow through. Off the deck there is access to the lockable workshop, bathroom, a quaint woodfired sauna and woodfired bath. The primary water supply for the property is provided by the weir at the head of Bakers Creek which is directed into a header tank and then gravily feeds to the outdoor taps, nursery irrigation and house hot water system. The kitchen tap is fed from a 304 grade stainless steel water tank which collects rain off the roof, providing fresh, sweet drinking water. The land itself is filled with walking tracks and very accessible for those who enjoy bushwalking and exploring their surrounds. There is an enclosed garden and a polytunnel which are ideal for propagating trees to continue the small nursery, or simply for your own production of trees, fruits and vegetables. A carport at the end of the driveway offers handy undercover storage and removable bollards can provide vehicular access to the house if needed. Across Bakers Creek Road, there is easy access to the second part of the property, Tiger Woods, where a track leads you through more of the pristine bush. This property really is something unique and special. Located under 45 minutes from the Hobart CBD and around 12 minutes from the Huon Valley hub of Huonville, you can feel totally connected and yet miles away. Nearby Summer Kitchen Bakery will keep you well stocked with breads, pastries and great coffee, The General Store is the perfect spot for Friday night burgers and for something a little bit flash, The Kiln Eatery is just down the road. For more information or to book a private inspection, please get in touch. I cannot wait to show you through!