

**61 Bull Oak Way, Grove, Tas 7109**



**House For Sale**

Wednesday, 14 February 2024

61 Bull Oak Way, Grove, Tas 7109

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 13**

**Area: 1 m2**

**Type: House**



Nick Cowley



Isabella Evans  
0405493140

**\$1,400,000**

Situated 30 minutes drive from Hobart's CBD at the entrance to the Huon Valley, this stunning four bedroom, two bathroom, two living room home offers a rural lifestyle within easy access of the city. Situated on 1.1 hectares (2.77 acres) of land, the 2022 built home has stunning views across the fertile valley to the dramatic western peaks of the Kunanyi/Mt Wellington range and iconic 'Sleeping Beauty'. The location and size of the block and the orientation of the house combine to maximise not only the views and sunshine throughout the day, but also the property's appeal. A white gravel driveway opens to the main entrance to the house, where a wide covered porch shelters double front doors. The architect's design is evident reflecting the stunning environment, with cathedral ceilings, hydronic heated polished concrete floors, floor-to-ceiling windows and exterior timber feature walls. The simplicity of the floor plan creates two separate bedroom wings on either side of the extensive kitchen/dining/living area. The primary bedroom has a large walk-in-robe plus luxurious ensuite with dual showers, while the other three double bedrooms have built-in-ropes and access to a family bathroom with bath and shower, plus a separate toilet. The striking feature of this house is the living area with its cathedral ceiling creating a sense of space and light and having views to the mountains from every vantage point. Double sliding doors open to the patio on the northern side of the building, an ideal alfresco area, especially for evening drinks and barbecues as the sun sets over the Huon Valley. A second living room is accessed from the main living area and is a perfect TV room, play room, or quiet space for relaxation. A council approved 96m double garage and self-contained studio with bathroom has been designed to be located on the south-western side of the gravel driveway. There are 2 x 24,000L water tanks on the property, allowing you to forget about high water bills. The property is fully fenced with an electric gate and wallaby proof, to keep out the local wildlife and keep in your pets and children. The regional centre of Huonville is only 10 minutes' drive away providing a range of services from medical, to banking and other commercial facilities including a variety of shops and cafes, plus local primary and high schools. The Huon Valley is increasing in popularity as boutique industries develop throughout, including in the nearby townships of Cygnet and Franklin: an ideal location for a change of lifestyle.