

**670 Crabtree Road, Crabtree, Tas 7109**



**House For Sale**

Thursday, 16 November 2023

670 Crabtree Road, Crabtree, Tas 7109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 4 m2**

**Type: House**



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## Offers over \$995,000

Surrounded by verdant rolling hills enjoying uninterrupted mountain views and nestled on 10.6 acres of lush pasture with frontage onto Crabtree Rivulet, this property offers the rare opportunity to acquire peace and privacy amongst picturesque surrounds. The home has a flexible floorplan, and combined with the land, provides the chance to enjoy idyllic country living and a sustainable lifestyle of self-sufficiency. Light-filled, warm and inviting, spacious open plan living forms the heart of the home. This comprises the well-equipped kitchen with views across the garden and valley, as well as the living and dining room, allowing ample space to entertain family and friends. Adjacent to this is a space which would serve well as a second living room or a study. Three bedrooms are serviced by the updated family bathroom with luxuriously deep claw foot bath and also by the second toilet in the powder room. A large garage/workshop adds abundant storage, along with a tool shed, potting area, cellar and additional storage shed. Recent renovations have seen fixtures and fittings of the highest standard implemented to enhance comfort and convenience. Double glazing and a combination of a cosy wood fire and ducted heating and cooling ensures year round comfort. Outside, the home is surrounded by established gardens, including a productive orchard with mature fruit, hazelnut and walnut trees. Protected verandahs provide a sheltered area to relax outdoors and admire the landscape, and a short walk on the property to the Crabtree Rivulet finds small cascading waterfalls and the opportunity to fish for trout or take a dip in the summer months. Desirably located just over the mountain from Hobart, all amenities are within easy reach locally and Hobart's CBD is a short commute. Having been featured in Country Style magazine, and presenting exceptionally in every way, this is a truly unique property offering an enviable lifestyle.