

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

**Sold Residential Land**

Monday, 14 August 2023

77 Bull Oak Way, Grove, Tas 7109

Area: 2 m2

Type: Residential Land



Nick Bond  
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**\$310,000**

Positioned up high on the hill with beautiful sweeping views of Sleeping Beauty and the surrounding mountains in the newly developed subdivision of Grovenor Estate. This 5.5 acre block features a full sun path and views to the North offering the rare ability to design a solar passive home where your views and windows can all face North making a comfortable, energy efficient modern building design easy to achieve and the owner has taken part of the step toward this having some plans drawn up and available, has a building envelope in place and is ready and waiting for one to build the home of their dreams (STCA).The property has a gentle slope with light bush and is accessed off a formed gravel driveway, with the option to either run power down to the block or to have the option of building a home off grid, the choice is yours. Conveniently located just a few minutes from the famous Willie Smith Cider Shed and the Grove Store and just 25 minutes from Hobart CBD, this property is truly one of a kind with a land size that will rarely be available in the future due to modern planning schemes the value of the smaller acreage lots like this could to be a great future investment as the decades pass. We encourage you to take the time to view our photographs or to arrange a private inspections or for further information, please contact us today on the details provided.