

19 Bartels Road, Crabtree, TAS, 7109



House For Sale

Friday, 30 August 2024

19 Bartels Road, Crabtree, TAS, 7109

Bedrooms: 3

Bathrooms: 1

Parkings: 10

Type: House



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Where Rustic Elegance Meets Serene Seclusion

Tucked away in the highly sought-after heart of the Crabtree countryside, this north-facing property is a masterful blend of rural charm and tranquil bushland seclusion. Perched on an elevated position, the home offers sweeping views over lush pastures, while to the south, a private forest retreat unfolds—a sanctuary of towering man ferns and a seasonal creek. A well-trodden path winds its way to a natural amphitheatre, complete with a rustic deck and arbour, a venue so enchanting it recently hosted a private wedding. Here, native wildlife such as quolls, bandicoots, and tawny frogmouths make frequent appearances, offering an authentic country living experience.

Exterior:

This property is a dream for entertainers and nature lovers alike. Imagine hosting under the stars in a covered BBQ area, where steel and timber harmonise on a Spotted Gum deck, complete with a built-in BeefEater BBQ. A generous paved area invites gatherings around a self-draining fire pit, framed by native grasses. The bespoke cantilevered dining table, crafted from steel, is illuminated by hardwired lighting that sets the perfect mood.

Indulge in a luxurious 5-seat spa, nestled into a wrap-around Spotted Gum deck, while custom outdoor lighting—including unique amber tree lights and dimmable LED strips—brings the garden and brickwork to life. A spacious veranda, featuring three built-in ceiling heaters and glass balustrades, provides the ideal spot to unwind. With a quality Sonos sound system and zoned outdoor speakers, your gatherings will be as lively or as peaceful as you desire. All this is set against the backdrop of a freshly laid lawn and low-maintenance gardens.

The property's five fully fenced paddocks, fortified with wallaby-proof boundaries and prepared for electrification, are meticulously maintained and regularly limed. Two dams grace the land—one with power and plumbing in place for a future garden pump, and the other home to a resident platypus. The land's drainage has been optimised, with oversized culverts added and the driveway newly resurfaced. A grand gabion entrance, with a remote-controlled electric gate, provides both security and style.

For the creative or the hands-on, a dedicated studio offers a workshop, storage area, and lean-to, all with its own power connection and water tank—perfect for any project or hobby.

Interior:

Step inside to find a home where every detail has been carefully considered. Recently installed double-glazed windows frame the views while keeping the interior cozy, thanks to a Saxon wood heater and a new Mitsubishi Heavy Industries heat pump. The space is bathed in ambient light from superb feature lighting with dimmers throughout. Culinary pursuits are made effortless with top-quality appliances, including an integrated Electrolux 4-burner cooktop, rangehood, and oven, along with a top-of-the-line Asko dishwasher and an LG fridge/freezer offering ice and filtered water at your fingertips. A walk-in pantry and Tas Oak hardwood flooring complete the picture of refined comfort.

The master suite is a true retreat, featuring a Tas Oak timber wall with a recessed art space, wrapped in dimmable LED strip lighting. Built-in robes, bedside drawers, a ceiling fan, and a heat transfer system ensure a perfect night's sleep, while the double-glazed window with an electric blind offers privacy and peace. Both additional bedrooms are thoughtfully designed with built-in robes, double-glazed windows, and the convenience of a heat transfer system.

Indulge in the luxury of a Blackbutt timber feature bathroom, where dimmable LED lighting wraps around custom recessed mirror storage cabinets. A modern bath, rain shower, and wall-hung shower, alongside a solid Blackbutt vanity with soft-close drawers, offer a spa-like experience. Enjoy the comfort of underfloor heating, a heated towel rail, and two discreet in-line extraction fans with run-on timers. A second toilet features a Tas Oak vanity and Blackwood shelving, adding to the home's thoughtful design.

Even the practical spaces are beautifully appointed, with an overhead Blackwood laundry shelf featuring built-in

dimnable LED lighting, plus ample built-in linen and broom cupboards. The family room, with panel heating and glass sliding doors leading to a quiet side deck with bush views, is a perfect space to relax or work. Generous built-in storage in the study ensures everything has its place.

This fully insulated home (walls and floors) is equipped with two large water tanks supplying 44,000L of water, and a solar hot water system, ensuring comfort and sustainability in equal measure.

Discover a property where nature and luxury coexist in perfect harmony-a true sanctuary for those seeking the ultimate country lifestyle.

Call for an inspection today!

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.