



109 Crabtree Road, GROVE, TAS 7109

Country plus peace and privacy

This remarkable equine estate combines luxury, functionality, and lifestyle on an expansive 50-acre parcel of pasture and light bush, ideally located just 20 minutes from Hobart's CBD. The residence offers a spacious and adaptable layout with four bedrooms and a study that may comfortably serve as a fifth bedroom. Designed across two levels, the home features two generous living areas and two newly appointed contemporary bathrooms, each enhanced with underfloor heating and heated towel rails for year-round comfort.

TYPE: For Sale

INTERNET ID: R24735874

SALE DETAILS

Offers over \$1,875,000

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

The kitchen has been meticulously renovated and fitted with premium European Neff appliances, complemented by a Zip tap system delivering instant hot, cold, and sparkling water. Double-glazed windows throughout the home ensure optimal energy efficiency and acoustic insulation. Fresh floor coverings, new window dressings, and a complete internal and external repaint contribute to the home's pristine presentation. A large timber deck provides a commanding view over the picturesque acreage, offering a peaceful retreat in a natural setting.

Externally, the property is equally impressive. It includes a five-bay garage with an electric vehicle charging port and additional rear storage, a five-bay hay shed and a well-designed chicken run. Sustainability is supported by solar panel installation and a comprehensive water supply system comprising town water, a dam, multiple tanks, and a dedicated firefighting tank. The land is thoughtfully divided into eight paddocks, making it ideal for equestrian use, and equally suited to those with interests in permaculture or viticulture.

Equestrian facilities include a professionally constructed 20 x 40 metre dressage arena with an integrated sprinkler system. A fully self-contained one-bedroom chalet provides flexible accommodation options for guests, extended family, or dual living arrangements.

This property offers an exceptional blend of privacy, peace, and rural eleganceâ€”perfect for those seeking a refined country lifestyle without compromising on convenience. Located just 20 minutes from the Hobart CBD in the picturesque Huon Valley.

- Land Area 20 hectares
- Building Area: 135.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 3
- 5 car garage

CONTACT DETAILS

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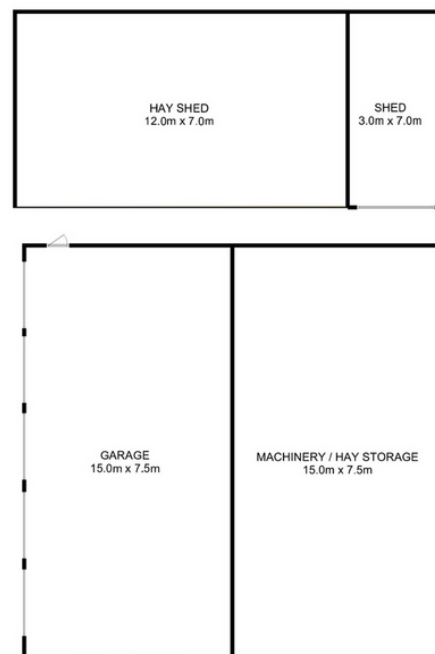
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Total Approx. Floor Area : 170 sqm
Total Approx. Outbuilding Area : 375 sqm

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
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