

# 1 Forest Heights Dr, Tugrah, TAS, 7310

McGrath

## House For Sale

Friday, 15 November 2024

1 Forest Heights Dr, Tugrah, TAS, 7310

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Vanessa Goodwin  
0408642821

## PEACEFUL AND PRIVATE ENTERTAINER

Escape to this beautifully presented property at 1 Forest Heights Drive, Tugrah, where peace, privacy, and proximity to Devonport amenities converge. Just 7 km from the city centre, this 2006-built home on 2.5 acres offers a tranquil rural lifestyle with modern comforts.

Designed to maximise light and outdoor enjoyment, the spacious open-plan layout includes a large lounge, dining, and kitchen area with vaulted ceilings and timber beams, adding warmth and character. The north-facing orientation ensures sun-filled living spaces year-round, enhanced by double-glazed windows and bamboo flooring.

A fully enclosed decked area, perfect for year-round entertaining, seamlessly connects with the indoors, making it an ideal space for family gatherings.

The home offers three generous bedrooms (two with built-in robes), a master with a walk-in robe and ensuite, and a family bathroom with both a shower and bathtub. A large office offers potential for a fourth bedroom or second living space.

Hobby farm areas include fruit and veggie patches, a chicken coop, and landscaped garden beds with a selection of native plants and trees along with olive trees, creating a private oasis as this stunning gardens mature.

Self-sufficiency is prioritised with:

- 5.5 kW solar panels and two large water tanks
- Ozzi Clean sewerage system
- Fully fenced property with electric gate
- Double garage with direct home access along with full workshop
- Undercover entertainment area with retractable PVC blinds

Bordered by private bushland and close to Stony Rise walking tracks, this property is an ideal lifestyle retreat where modern living meets nature.

**\*\*McGrath Devonport believe information contained is accurate however interested parties should rely upon their own enquires. Plans are indicative only.**