

55 Crabtree Rd, Grove, TAS, 7109



House For Sale

Friday, 15 November 2024

55 Crabtree Rd, Grove, TAS, 7109

Bedrooms: 4

Bathrooms: 2

Parkings: 16

Type: House



Nick Bond

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The Perfect Rural Property

Nestled in the prized agricultural region of Grove, in the scenic Mountain River basin of the Huon Valley, this expansive 44 acre property offers an ideal mix of flat hay paddocks and native gum forest with sheltered grazing areas, covering approximately one third of the land. The property boasts abundant water resources, including piped irrigation, and piped town water access.

Infrastructure includes a machinery shed, workshop, garage, and sealed road frontage, making it well equipped for a range of rural pursuits. Positioned just 1 km from local amenities such as a shop, service station, and bus stop, and a quick 25 minute drive to Hobart CBD, this property blends the best of rural life with accessibility.

The sturdy 1991 built brick home features five spacious bedrooms, three living areas, and a recently upgraded kitchen and bathrooms. A large rear verandah offers sweeping views over the back paddocks and neighbouring apple orchards, while the fenced yard provides a safe space for children. The front paddocks present breathtaking views of Sleeping Beauty and Mount Montague, adding to the property's serene backdrop.

Set back along a private 300m driveway, the home enjoys excellent privacy from the road and surrounding properties. Zoned agricultural, it's unlikely new homes will be built nearby, preserving the area's rich class 3 agricultural land some of the highest quality in Southern Tasmania. This ensures a valuable investment for lifestyle or business, with soil quality and full sun exposure supporting sustainable food production.

Once a large dairy farm, the property's flat rear paddocks make an ideal setting for orchards, vineyards, or livestock. With potential for agritourism and proximity to popular tourist destinations like Willie Smith's Cider House and local vineyards, this property also offers exciting possibilities for tourism ventures.

The land is suited for equestrian activities, with ample space for arenas and training tracks. Benefiting from the Huon Valley's higher than average rainfall, the property's carrying capacity surpasses similar properties in the region.

There are local school bus routes that pass the property, and buses to Hobart and Kingston is just 1 km away, adding convenience for families.

This unique property combines privacy, productivity, and accessibility-a rare find in the heart of Southern Tasmania. Please take the time to watch the video on this website, call or email today for a private inspection or come along to our upcoming open home.

Rates \$3,300 approx pa