



## Allens Rivulet, 20 Mudges Road

### A Sustainable Sanctuary: Your Horse-Friendly Haven and Creative Retreat Awaits

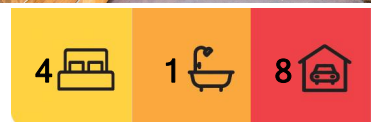
Welcome to a rare opportunity to live your dream in perfect harmony with nature—a sustainable sanctuary where rural beauty, creative inspiration, and outdoor living all come together. Nestled in a peaceful rural setting, yet just a short drive from the bustling hubs of Margate and Kingston and just 20 minutes to Hobarts CBD, this property offers the best of both worlds. It's the ideal retreat for anyone seeking tranquillity but with all the conveniences of modern life just a stone's throw away.

For trades professionals or hobbyists, the property includes a large garage/workshop complete with high ceilings, making it perfect for carpenters, mechanics, builders, boating enthusiasts, or anyone looking to work from home. This versatile space adds functionality to an already exceptional property.

This is a horse-friendly haven—designed not only to nurture the land and your



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Offer Over \$1,150,000

**View**  
Sat 26th Apr @ 1:00PM - 1:30PM

**Contact**  
**Alison Rogers**  
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**Emily Bye**  
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**LJ Hooker Pinnacle Property**  
(03) 6272 8177



lifestyle but also to embrace your equine companions. With plenty of room for your horses to roam, established fencing, and direct access to nature trails, your animals will feel just as at home as you do. The property would equally suit cows or sheep and you already share with the native wildlife who will often come down of an evening to graze on the lawn or drink at the dam.

For those with a creative spirit, this property is a true inspiration. Imagine waking up to the sound of birds in the trees and stepping outside to your own private paradise. Grow your own fruit and vegetables, immerse yourself in beautifully landscaped gardens, and let the natural surroundings fuel your artistic passions. Whether you're an artist seeking a quiet space to create or a hobbyist looking for the perfect home, separate office or workshop, this home has everything you need.

This property is more than just a place to live—it's a lifestyle that nourishes your body, soul, and imagination. Ready to embrace a sustainable, creative, and peaceful way of life, where your horses roam the paddocks and your ideas flow effortlessly? Your dream home awaits.

#### Sustainable Features:

- Grow your own food with established enclosed gardens, including fruit trees, and separate hothouse
- 4 dams and 6 water tanks
- Gravity-fed irrigation system for garden and animals
- North facing with solar passive concepts—minimises impact on the environment and lessens energy bills

#### Convenient Location:

- Short drive to Margate, Kingston and Hobart's CBD
- Easy access to shops, schools, and amenities
- Nature walks and horse trails on your doorstep

#### Beautiful Home & Design:

- Handcrafted wood cabinetry and underfloor heating in kitchen/bathroom
- Large deck and protected veranda for outdoor living
- Eco-friendly home with low running costs
- Separate office with incredible views
- Onsite caravan for retreat, sleep-out or office

#### Outdoor & Lifestyle Features:

- Horse-friendly haven with large paddocks and fencing
- Large 9 x 16 x 6 metres workshop shed with mezzanine, wood heater and wood kiln
- Stunning landscaped gardens with sculptures and water features
- Native wildlife and birds
- Views towards Kunanyi/Mt Wellington and Cathedral Rock

This property is truly more than meets the eye. It's a rare gem that offers sustainable living,



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an exceptional quality of life, and a connection to nature that's hard to find elsewhere. Whether you're an eco-conscious buyer, a horse lover with a passion for the outdoors, a hobby gardener, a boat builder, a mechanic or a creative artist looking for an inspiring space to thrive, this is the place where you can create your own slice of paradise. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

## More About this Property

<b>Property ID</b>	5X6UFCS
<b>Property Type</b>	House
<b>Land Area</b>	11.7 hectare
<b>Including</b>	Toilets (1) Fire Place Balcony Deck Outdoor Entertaining Floorboards Workshop Secure Parking Fully Fenced Grey Water System Water Tank

**Alison Rogers 0409 220 211**

Pinnacle Partner | Property Representative | [arogers@ljhookerpinnacle.com](mailto:arogers@ljhookerpinnacle.com)

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Sales Associate to Alison Rogers | [ebye@ljhookerpinnacle.com](mailto:ebye@ljhookerpinnacle.com)

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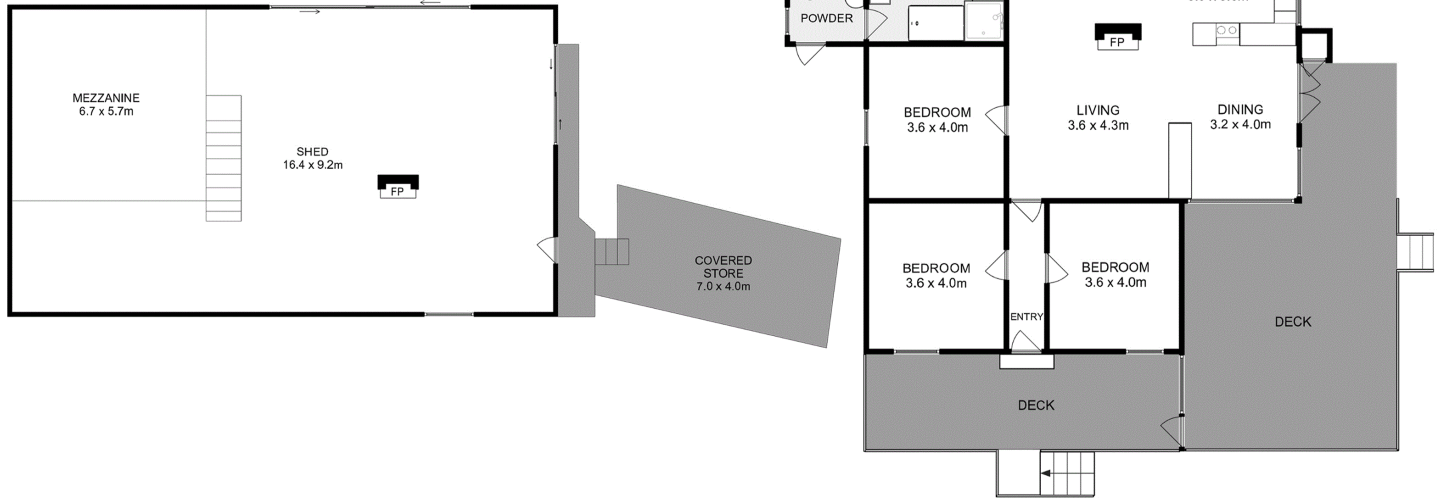
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Total Approx. House Area : 120 sqm  
 Total Approx. Shed Area : 150 sqm

All measurements are internal and approximate.  
 This plan is a sketch for illustration, not valuation.  
 Produced by Open<sup>2</sup>view.com