



## Allens Rivulet, 44 Cliff View Drive

### Charming Energy Efficient Retreat

Escape to the serenity of country living with this charming home nestled in the picturesque and sought-after Allens Rivulet. Set on 4.52 acres of lush pasture the property is divided into five paddocks, with a little bushland. It captures breathtaking rural views and is just 25 minutes from the Hobart CBD. This property offers a perfect blend of comfort, space, and tranquility.

The home welcomes you with a classic facade, featuring a lovely front deck that invites you to sit back and soak in the panoramic mountain views. If you have dreamed of owning a hobby farm or a place perfectly set up for a few horses, this immaculately kept property is waiting for you.

Inside, the residence boasts a warm and inviting atmosphere with a spacious open-plan living area, high ceilings, complete with large windows that frame the stunning landscape and flood the space with natural light. The kitchen is a delight with its clean white cabinetry,



**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.

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**For Sale**  
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**LJ Hooker Pinnacle Property**  
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modern appliances, and space for a country-style dining table.

Each of the three bedrooms is well-appointed with built-in robes, providing ample storage space. The rooms are bathed in natural light, offering a serene space to unwind. The bathroom is well-maintained, featuring a combination of practicality and simplicity.

Step outside onto the expansive verandah, an ideal spot for alfresco dining or simply enjoying the fresh country air. The grounds surrounding the home are a gardener's dream, offering plenty of space to cultivate a private oasis for growing your very own fresh produce. Veggie garden beds, berry patches, and fruit trees are established along with aromatic flowers and shrubs creating a wonderland for the bees and birds.

The north-easterly aspect of the home captures all day sun, and solar panels installed on the roof highlighting energy efficiency and sustainability are at the forefront of the home's design.

For those who enjoy tinkering or need extra storage, the property includes a large standalone powered garage, and an additional carport, catering to all your hobby or vehicle needs.

This property is more than just a home; it's a lifestyle choice for those seeking peace and privacy without sacrificing convenience. Don't miss the opportunity to make this country retreat your own.

**Property Features:**

- 2007 build
- Expansive verandah
- Sunny north-east aspect
- Second living zone or fourth bedroom
- 4.9kw solar array
- Power to the garage
- House is fully fenced
- Horse-friendly fencing
- Carport was built large enough to cover horse float
- Only 10 minutes to Margate and 25 minutes to the CBD

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.



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## More About this Property

<b>Property ID</b>	5WGMFCS
<b>Property Type</b>	House
<b>House Size</b>	216.42 m <sup>2</sup>
<b>Land Area</b>	4.52 acre
<b>Including</b>	Toilets (1) Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels Grey Water System Water Tank Solar Hot Water

**Alison Rogers 0409 220 211**

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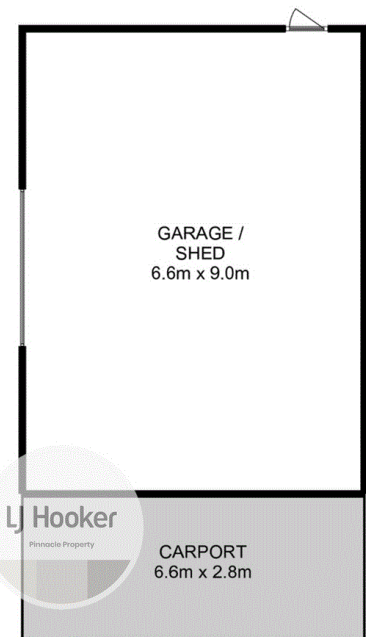
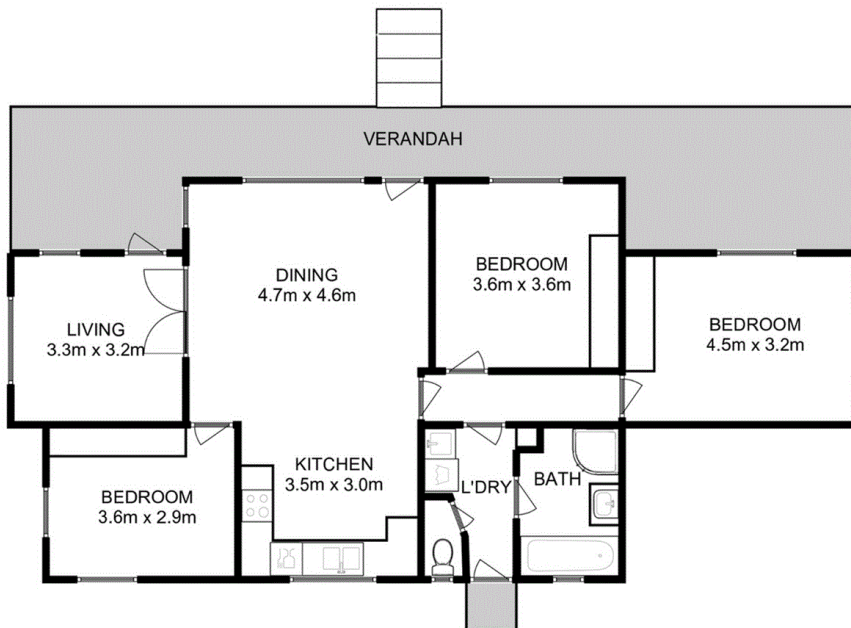
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Total Approx. House Area : 107 sqm  
Total Approx. Outbuilding Area : 60 sqm

All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open2view.com