

15 Swamp Road, Franklin, Tas 7113



House For Sale

Tuesday, 23 April 2024

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Bedrooms: 3

Bathrooms: 1

Area: 3 m2

Type: House



Nick Bond
0362640000



Nikita Andrews
0409421481

Best Offer Over \$595,000

Nestled within a setting just minutes from Huonville, is this charming three bedroom weatherboard cottage encompassing a generous land size of 3.27 hectares, this property offers not just a home but a lifestyle immersed in natural beauty and peaceful surroundings. The home's open-plan layout seamlessly integrates the kitchen, dining, and lounge areas, with the kitchen boasting recent updates and the lounge warmed by a wood heater for warmth all year round. Down the hallway is a bathroom featuring a shower over the bath, a separate toilet, and the three inviting bedrooms that are spacious in size. The interior has been recently updated, complemented by a new roof that enhances the cottage's durability and appeal. The laundry is located off the front verandah for functionality and separation from the main home. The front verandah is where you will sit and enjoy the views of the rolling hills and mountains. Stepping onto the back deck, you're greeted by an ideal space for entertaining, there are mature trees and shrubs but still plenty of space for you to have your touch. There is also a wood shelter and garden shed providing storage solutions. The septic at the property has been recently updated and has also had a small fence installed surrounding. The property also offers a large dam. The land is gently sloping, fenced and lends itself to a number of things, including running livestock, planting fruit and establishing veggie gardens for one who would like to be self sufficient. The zoning for this property is significant agricultural. Franklin is a quaint historic town along the shores of the Huon River. Here you will find an array of eateries as well as small country town services such as a post office and local primary school. Known for its wooden boat school and Living Boat Trust, there is plenty to get involved with here. The main hub of the Huon Valley is 10 minutes up the road at Huonville, where you will find all your major services and Hobart is within 40 minutes to the CBD. Rates \$1,200 approx pa