

**165 Morrisons Road, Franklin, Tas 7113**



**Sold House**

Sunday, 5 November 2023

165 Morrisons Road, Franklin, Tas 7113

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 4 m2**

**Type: House**



Nick Bond

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Haylee Abbott

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**\$755,000**

This spacious three bedroom, two bathroom home offers breathtaking views of the Huon River Estuary as it meanders through the valley out toward the D'Entrecasteaux Channel, and is positioned on 10 acres of pasture and bushland with a large colorbond shed, great entertaining areas and a huge covered carport. The home features a spacious open plan living area with a split-system inverter, ensuring comfort year-round. The modern kitchen features large windows that provides views of the Huon River, along with convenient amenities like a dishwasher and gas cooking. Sliding doors lead to a covered deck, expanding your living space outdoors. Upstairs there is an expansive ensuite master suite with a deck area accessible through large sliding glass doors that makes the perfect parents retreat. The second and third bedrooms are generously sized, one of them is equipped with a built-in wardrobe. The family bathroom is complemented by a separate laundry and toilet. Outside, you'll find a spacious double garage with a concrete floor and a lean-to carport, with an additional carport adjacent to the side of the home. There are fenced paddocks, a vegetable area, and a fully fenced limestone paved rear entertaining area that faces to the north and offers a great place for children and pets to enjoy. The property features a 6.6kW of SolarEdge solar panels with 5kW inverter, installed in 2021. The property also offers 10 acres, the perfect size to enjoy as a lifestyle hobby farm where you can blend nature and country living while still being close to a large regional centre. The property is located on a quiet country gravel road and is tucked away on a shared driveway where you can enjoy the tranquility of rural Tasmanian life, from the home you are only minutes away from the bustling town of Huonville, where you can access essential services such as a supermarket and medical facilities, and just to the south is the historic township of Franklin, offering options for dining and community engagement. Commuting to Hobart's CBD is possible, as it's approximately 40 minutes away from the home. Rates \$1,600 approx. pa