

17 Pearce Street, Branxholm, Tas 7261

Sold House

Monday, 14 August 2023

17 Pearce Street, Branxholm, Tas 7261

Bedrooms: 3

Bathrooms: 2

Area: 4169 m2

Type: House



Justin Wiggins

0363337888

\$450,000

Solid Investment opportunity + subdivision potential - Branxies Already a solid Airbnb success story, Branxies offers the opportunity to continue enjoying great returns with potential to subdivide the large 4,169m² block STCA and sell-off a smaller 1,000m² lot. Offered fully furnished to the smart investor, featuring fast NBN connectivity and near new stylish furniture carefully selected for maximizing Airbnb appeal, Branxies is bright, inviting and impeccably presented. The opportunity to make this engaging property your very own north east Tassie escape is enhanced by the option to continue appreciating its performance as a source of short stay accommodation income. 'Branxies' is a character filled, spacious modern home offering a rural lifestyle opportunity 10mins from Derby. The property boasts a great track record as an established Airbnb property that makes the most of the brilliant setting close to the mountain bike trails and floating sauna that define Derby. Branxies features a practical layout with large sun filled living and dining areas, 3 x welcoming bedrooms, 2 x stylish bathrooms, modern kitchen, practical laundry/mud room entrance and a spacious wrap-around deck. Views over the Branxholm Valley are enjoyed from most rooms with the exceptional dimensions of the wrap-around deck. Additional attractions include reverse cycle heating/cooling, BBQ facilities, lockable bike storage, a dedicated bike wash area and ample car parking for 4+ cars or trailers onsite. The village of Branxholm is 10mins from the Derby trailhead (or 30mins riding on the awesome Branxholm-Derby link trail) and has all the practical amenities. The property is walking distance to the well-stocked IGA supermarket, Branxholm Imperial Hotel, restaurant, cafe & in summer you can cool-off in the Branxholm 25m pool (free entry). In addition, a proposal for subdividing the 4,169m² block and creating a second site of approx. 1,000m² is feasible, subject to compliance with the relevant Dorset Council planning scheme. The proposed subdivision adds yet another layer of value to a savvy investor!