

2 Franklin Street, Richmond, Tas 7025



Sold House

Saturday, 12 August 2023

2 Franklin Street, Richmond, Tas 7025

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 670 m2

Type: House

Contact agent

This wonderfully renovated and extended home would appeal to families and downsizers in equal measure, and will astound you with its soulful air and very harmonious feel. Expressing individuality and functionality from front to back you will quickly realise this is definitely not a 'cookie-cutter' home - and you will love the surprises that await you. Red brick fence pillars with chalky notes thoughtfully sourced and repurposed provides a charming and rustic first impression with neat, tidy, and organised edible garden beds upon approach to the front verandah and entry. Inside you will find a mix of casual elegance and simplicity that never goes out of style. An industrial stainless-steel kitchen with timber accents, and an informal, open, and flexible space to share with friends is serviced by a wheelchair accessible 'wetroom' that's as sleek as it is functional. There are two bedrooms in the original part of this home. An open-air deck taking full advantage of a North/Easterly orientation connects a second interior, and provides a sheltered, sunny, and supremely private haven to complement the wide, level, child and pet-friendly garden wonderland. Sophisticated polished concrete and Australian Cyprus timber elements serves as the backdrop to an inspired extension that has a sense of overabundance. A high-design ethic permeates this space delivering a large third bedroom suite, powder room with enough space for a shower, a laundry, and a larder for preserving, distilling, brewing, and cellaring your epicurean delights. Behind here is a generous roller door garage, workshop, and storage space. Also in the backyard is a chicken coup, garden shed, 200-year-old pepper tree, and 'covid'-enkindled outdoor office affectionately labelled "the Lodge". The energising garden, flooded with natural light and lush with native, ornamental and edible plantings will provide endless enjoyment, serenity, and calm. There's even the opulence of a plumbed, hot water outdoor bath where you can relax and take in the stars in utter and complete privacy where there are no neighbours to speak of despite its central location. A high performing school, vibrant hamlet style neighbourhood, and abundant community life and culture is all within walking distance where it is lively by day, and quiet by night. There's a veritable feast for the senses right on your very doorstep where you may have discovered the key to instant happiness. The beauty of this town lies in the unique composition of history, culture and "Olde" architectural styles - and just try walking past the many cafés, eateries and confectionary store without stopping for a treat. There is plenty to occupy young and old from museums and art galleries, to a 'village green' with annual calendar of events, and tourist 'maze'. Further afield (but not too far) is the renowned 'Coal River' winery belt. Built to provide years of joyful life and family memories there is so much on offer here. Be quick to secure your viewing of this fabulous and enchanting property. - Asbestos-free certification - New roof and gutters - Fully insulated roof, and partially in some walls - Council approved plans to extend lounge room - Twenty-minute commute to Hobart CBD Council Rates: \$1,236.00 per annum (approx.) Water Rates: \$1,284.00 per annum (approx.) Rental Estimate: \$500 - \$550 per week (approx.) Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt it's accuracy, guarantee cannot be assured. The content is intended as advice and such as cannot be taken as absolute fact. Accordingly, all interested parties should make their own enquiries to verify this information.