

**22 Donald Street, Branxholm, Tas 7261**



**Sold House**

Wednesday, 11 October 2023

22 Donald Street, Branxholm, Tas 7261

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1777 m2**

**Type: House**



Andrew Bennett

**\$440,000**

With all day sun and stunning views, this charming 3 bedroom cedar home is the best of rural living. Sit back and enjoy the picturesque country views and sunsets over the mountains from a huge split-level deck and undercover entertaining area. Timber is used extensively throughout the inside of the home adding warmth and character. It also features a modern kitchen with a large island bench and Bosch appliances including a dishwasher. There is a cosy dining or second living room, walk-in shower with heated towel rail, and separate toilet and laundry. A Fujitsu inverter heat pump and a ceiling fan keep the main living areas comfortable all year round. A 1.5kW solar inverter system will help save with your power costs. The property is situated on a large double block with a 2 car carport, good sized workshop and plenty of shed storage. Make the most of the rural lifestyle with a caged vegetable garden, huge lawn/play area and easy-care gardens include a large wisteria, Mt Fuji cherry blossoms, crab apples, redbuds, hydrangeas, azaleas, hazelnuts, kiwifruit and currant bushes. The block is in a private location with no adjoining neighbours and has dual access from both Donald and Joyce streets, making it ideal for developing an ancillary dwelling or subdivision (STCA). There are currently grants available to build ancillary dwellings and generate a second income stream. Currently rented to excellent tenants for \$355 per week until May 2024, the property is located just 2 minutes from the start of the riding/walking trail to Derby and the world renowned Blue Derby mountain bike trails. Branxholm is a lovely country village situated on the Ringarooma River, with an IGA supermarket, cafe, hotel, swimming pool and the acclaimed Casa Pinocchio Italian restaurant. It is a short 20 minute drive to Scottsdale and approximately 80mins from Launceston.