

23 New Road, Franklin, Tas 7113

the property culture.

House For Sale

Monday, 11 December 2023

23 New Road, Franklin, Tas 7113

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1170 m2

Type: House



Karl Gallienne
0448655446



Colby Bauckham
0488445793

Offers Over \$850,000

This one of a kind modern home is positioned right on the edge of the riverside township of Franklin. From here, it is an easy walk to the Main Street and the river shoreline, without being on the main road. Using well thought through modern lines, this striking home will captivate you as soon as you see it in person. The 1170m² allotment provides plenty of space for the growing family to spread out and yet not too much to look after. Clever landscaping, has made this property low-maintenance and well finished, perfectly complimenting the minimalist look of the home. As you enter through the gate, there is a large gravel parking area with an enclosed carport for 2 vehicles and storage space for some extras too. From here the path leads to the split level decking that connects into the open plan living through double sliding doors. At the entry, there is a large durable pad, great for the higher traffic use, but also created to absorb natural heat from the passive solar design of the home. The winter sun is lower and so streams inside and that warmth continues to radiate back into the room, whereas in the summer, the sun is high and does not come in. A reverse cycle air-conditioner is well positioned to keep you comfortable all year round. This is a very energy efficient home, including good insulation and double glazing, and evacuated tube solar hot water to further reduce your power bills. The open plan living incorporates a lounge at one end and the kitchen at the other with the dining in-between. The kitchen is super practical and comes with quality appliances, faux stone bench tops and a walk-in pantry. A second living area is ideal for the TV room or kids retreat area, providing a flexible floor plan for the family. There are well placed picture windows throughout the home, that beautifully frame the views of the surrounding hills and even gets a glimpse of the Huon River from the second living. Down the hallway takes you to the master bedroom complete with its own ensuite. There are 3 more bedrooms and a central family bathroom, again providing excellent flexibility in the floor plan that will best work for your needs. Fully fenced for the kids and pet(s) to run around in complete safety and nothing to do except maintain the lawn during the spring and summer, makes this home very easy-living. Around the back, there is a garden shed and potting shed and there is plenty of space should you want to develop some fruit trees or veggie beds. The close proximity to all that Franklin offers, including cafes/restaurants and entertainment, as well as the river, makes this position very attractive. The main hub of the Huon Valley at Huonville is within a 10 minute drive up along the Huon River and the Hobart CBD is a commutable 40 minutes over the Wellington Range. Please contact us for further information or to arrange a private viewing.