

28 New Road, Franklin, Tas 7113

House For Sale

Thursday, 30 November 2023

the property culture.

28 New Road, Franklin, Tas 7113

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 9 m2

Type: House



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Offers Over \$1,695,000

Positioned right on the edge of the heart of the quaint riverside town of Franklin, this contemporary passive solar designed home takes its inspiration from the iconic Huon Valley Apple sheds and pickers huts. Thoughtfully designed to integrate into the landscape, this home takes full advantage of the beautiful views that are on offer straight down the Huon River and the surrounding hills. Set amongst its own park-like grounds with a lovely backdrop of your own native forest, there is a great sense of privacy. There are over 100 deciduous trees that frame views and provide summer shade, winter sun and autumn colours. Despite the privacy and natural environment this property offers, you are within walking distance to the cafes/restaurants, Palais Theatre, Post Office, bus service and the Huon River foreshore. The large north facing picture windows capture the winter sun, whilst the panoramic windows on the other side capture the vista, creating forever changing live art on your walls. The home has highly insulated ceiling, walls and floor, including double glazed windows with thermal breaks. A wood fired boiler housed in a dedicated plant room feeds a hydronic tank that is preheated by rooftop evacuation tubes. A reverse cycle air-conditioner is also concealed in the main living area, keeping you comfortable all year round. The open plan living opens out to an expansive north facing deck. From here there are views to Kunanyi (Mount Wellington Range), and is partly covered with a pergola. The deck is positioned away from prevailing winds, providing a warm sheltered area for entertaining. Around the side there is a veggie patch within a formal garden setting. There is plenty of scope here to be self-sufficient. The overall property consists of 23 acres (9.4ha). The majority is native forest to explore with the main residence at the bottom. A loop driveway is super practical, with a double garage integrated for internal access to the house. The home was constructed using sustainable timber on a 140mm stud frame. Built in 2011, this home was well ahead of its time. Both the house and the workshop have mains 3-phase power connected plus a 6.2kW solar panel system. The huge workshop and art studio is lined and also insulated. The workshop is an art piece in itself with the amazing roof structure exposed to appreciate every time you use it. The clever location of the studio at the end is a welcome space away from the main house allowing it to be used for a variety of potential uses. It comes with hot & cold water and a reverse cycle air conditioner and a separate loo. Although connected to mains water supply, the property is also set-up to collect rainwater into 2 large tanks from the vast roof area. These then overflow into a naturalised dam on the property housing a resident platypus. This is a very appealing and very well thought through property that needs to be viewed in person to really appreciate the level of care that its creators have given it. The main hub of the Huon Valley is within 10 minutes by car and the Hobart CBD is around 40 minutes. Please contact us for further information or to arrange a private viewing.