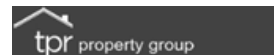


299 Swamp Road, Franklin, Tas 7113



House For Sale

Tuesday, 6 February 2024

299 Swamp Road, Franklin, Tas 7113

Bedrooms: 4

Bathrooms: 1

Parkings: 8

Area: 4 m2

Type: House



Rick Daniell
0400112733



Danielle Daniell
0362642888

\$1,100,000

Welcome to the enchanting 299 Swamp Road, Franklin, an 11 acre property that harmoniously merges historic elegance with modern comforts. Team Daniell proudly presents this southern Tasmanian haven, offering a unique blend of rich history, luxurious living, and natural beauty. This 4 bedroom, 1 bathroom gem is situated in the sought after town of Franklin, just 10 minutes from Huonville. Boasting picturesque landscapes, a close knit community, and diverse outdoor activities, Franklin provides the perfect setting for those seeking both serenity and accessibility. This property sits above the fog line, so you will truly feel like you are perched on top of the heavens. Step into the fully renovated home, where classic charm meets contemporary comfort. The interior radiates warmth and character, creating inviting spaces for the entire family. The exterior of the home has had some TLC added with a freshly painted new look. The heart of this residence is a remarkable commercial grade kitchen, featuring outdoor access, a spacious 3.6m island bench with breakfast bar, 900mm freestanding induction cooktop and oven plus another inbuilt oven and a hand wash station in addition to the granite sink. The sunny open plan dining area boasts a reverse cycle heat pump with outdoor access to the timber deck. Whether entertaining guests or preparing family meals, this culinary haven ensures every moment is enjoyable. The master bedroom, complete with a walk in robe and a versatile nursery/study space, is not just a retreat; it's a sanctuary designed to adapt to the changing needs of a growing family. As you venture through this home you will notice there is two living areas, a well thought set up for families that like to have their own space. The main living space features a free standing wood fire and a reverse cycle heat pump, perfect for the cold winter nights. Also find a skylight to brighten up this space and access to the rear deck. As you step outside you will find exciting talking points on this property, including three large wallaby proof fenced paddocks, with the house side also fully fenced, an enchanting creek boundary, a sizable 10.5x 9m triple bay Colorbond shed, a catchment fed dam, a solar powered chook shed and enclosed yard, a 3 bay animal/hay shelter, a green house and 2 x enclosed blank canvas vegetable patches. The extensive shed also boasts a teenagers retreat, which is lined with power and a plumbed sink. The creek houses resident platypus, with the possibility to pump from the creek to the house. These features cater to various interests, from equestrian pursuits to gardening enthusiasts. Enjoy the convenience of being only a short 10 minute drive from Huonville, providing easy access to shops, schools, and community facilities. This proximity ensures a balance between rural living and urban conveniences. Embrace sustainable living with 16 solar panels that feed the grid, you can rest easy knowing you are doing your part for the environment, whilst adding some savings to your back pocket. Don't miss the opportunity to make 299 Swamp Road, Franklin, your home. Contact Team Daniell today to arrange a private inspection. "Do it with the Daniells" Disclaimer: We have obtained all information in this document from sources we believe to be reliable however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.