

**303 Braeside Road, Franklin, Tas 7113**



**Sold House**

Friday, 1 September 2023

303 Braeside Road, Franklin, Tas 7113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 7**

**Area: 4 m2**

**Type: House**



Kate Clark

0437172500

## Contact agent

"Welcome to 303 Braeside Road, Franklin! This family home, which has been cherished by its current owners for over 42 years, is now ready to welcome a new family. Situated on just over 10 acres of fenced land with a beautiful dam, this family home offers a peaceful and luscious environment. Step into the heart of the home and you'll find a gorgeous spacious Tasmanian oak kitchen, where you can gather and create lasting memories. Stay cozy with the wood heater, perfect for warming up a delicious soup. Additionally, a heat pump provides added warmth throughout the house. The updated carpet and sweeping views of the valley hills add to the peaceful surrounds, charm and comfort. Featuring three bedrooms with built-in wardrobes and an updated functional bathroom, this home has everything you need. The new exterior roof and two new 5000-gallon water tanks ensure that you're well taken care of. But that's not all. This property comes with some exciting extras. It boasts a large 3-bay truck shed with its own gantry crane and 3-phase power, perfect for any projects or hobbies. Adjacent to the shed is a secure concrete workshop, waiting for your tools and equipment. There's even an office that can be transformed into a teenage retreat or another home business can easily be managed from here. As a bonus, this property includes a self-contained two-bedroom cottage. You can transform it into an idyllic country retreat, update it for guests, or simply use as a current. great functional space for teenagers wanting to escape the parents, the option to generate extra income with renting this space out is also a possibility. The possibilities are endless! And let's not forget the road frontage barn, which was used to house hay bales and packing apples. Convenience is key with two separate driveway accesses, ensuring easy accessibility. Not to mention the double-glazed tinted windows for added comfort and privacy. Ideal for those who love the outdoors, the property features luscious paddocks, perfect for farm animals, chickens, and a vegetable garden. Embrace self-sufficiency and escape the hustle and bustle as you enjoy the peace and tranquility of this beautiful setting. This property certainly sparks the imagination. Franklin is a small township on the Western side of the Huon River in the south-east of Tasmania, between Huonville and Geeveston. (population of approximately 500) Franklin has recently had a resurgence as a popular tourist town and has had an influx of interstate "seachangers" looking for a slower pace and a place to raise children. 303 Braeside is just on the outskirts of the historic town of Franklin, which enjoys a long stretch of the stunning Huon River. Known for its Wooden Boat School and the popular Living Boat Trust, there is a lot of on water activities including rowing, kayaking and boating. There is a wonderful community spirit here with an array of eateries and small shops. Franklin is a fantastic location. also known for the famous Franks Cider, you'll have plenty of options for a good time. And with Huonville just 5 minutes away, you'll find supermarkets, doctors, and various essential services within reach. Schooling options for children are endless, a local school bus will pick your children up right outside the front door to attend school. Franklin primary school is one of the oldest primary schools in Tasmania, a school of approximately 150 students located in a natural bushland setting bordered by Prices Creek or alternatively Huonville has education needs from Kindergarten to Year 12. If that's not sufficient a 2-minute drive to the Channel highway to pop them on a bus into Kington or the city where the education choices are endless. • Surround yourself in Tasmania's idyllic natural oasis • Kayak the stunning Huon River • Ideal for Horses • Great for bike riding • Live in the Historic town of Franklin • 10 acres awaiting your imagination • Escape the hustle and bustle of city life and enjoy a change of pace • NBN Connection • Outdoor covered entertaining area • 40 Minutes from Hobart CBD • 5 Minutes from Huonville. Don't miss out on this unique opportunity to call 303 Braeside Road your home. Contact Kate today to arrange a viewing and start envisioning your future in this beautiful property that's awaiting its next chapter.