

**3064 Huon Highway, Franklin, Tas 7113**



**Sold House**

Saturday, 12 August 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2754 m2**

**Type: House**



Stephanie Beeston



Steve Jury  
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**\$705,000**

Note; A new roof has been installed on the home since some of the outside photos were taken. (Totaling \$23,000) Nestled within an expansive plot of more than half an acre (2754m<sup>2</sup>) adorned with well-established gardens, this charming home from the 1950s exudes both elegance and spaciousness. Located just minutes away from the Huonville Township, it boasts enchanting views of the surrounding picturesque rural landscape. With three bedrooms, two bathrooms, and two living rooms, this home presents a comfortable and inviting living space. The heart of the house revolves around a centrally positioned open plan kitchen, offering ample room for a sitting area or dining space. Original polished floors grace most of the house, lending a touch of timeless allure. The cozy ambiance is maintained throughout the year, thanks to the wood heating and reverse-cycle air-conditioning. All three bedrooms are generously proportioned, with the master bedroom standing out with its ample size, twin built-in robes, and a spacious ensuite featuring a shower over a bath. The formal lounge offers views of the front garden and distant mountain vistas. An inviting second living area adjoining the kitchen enjoys abundant natural light from all directions, complemented by French doors that lead out to the garden. Additional features of the home include a main bathroom, separate toilet, separate laundry, and an extra sitting area at the rear entryway, opening to a covered semi-enclosed patio with solar-passive qualities – an ideal spot to bask in the afternoon sun. The recent new roof upgrade is a welcoming addition that completes this property. Outdoor amenities consist of a double carport enclosed on three sides, offering potential to transform it into a garage with the simple addition of a roller-door. There's also an additional single-car garage/workshop, a small woodshed, an attractive gazebo, a chicken run, and a small hot house. The gardens surrounding the home are particularly remarkable, a testament to the thoughtful effort put into their establishment and maintenance. The well-planned layout features a delightful combination of ornamental plants, various fruit trees, and raised vegetable beds, creating an impressive and fruitful use of outdoor space. Moreover, a timber deck at the upper end of the backyard offers yet another delightful space to relish the property and its serene surroundings. This delightful property is a treasure both inside and out, ideally located in the heart of the increasingly sought-after Huon Valley. Only 500m away, easy access to the Huon River awaits, while numerous services and conveniences can be found in nearby central Huonville. Embrace the abundant offerings of the area, from popular cafes and restaurants to fresh local produce, arts, crafts, boating, fishing, hiking, bushwalking, and so much more. Hobart is just approximately 35 minutes away, making this location truly appealing. For more information and to schedule an inspection, don't hesitate to call Steph today. Disclaimer: The information contained in this listing has been supplied to Win Em All P/L trading as Homelands Property from a variety of sources and to the best of their knowledge. The Agents are unable to verify whether the above information is accurate. All interested persons should make and rely upon their own enquiries in order to determine whether or not the information is, in fact accurate.