

3094 Huon Highway, Franklin, Tas 7113



Sold House

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 58 m2

Type: House



Kim Steel

0439100655

\$1,200,000

This once in a lifetime opportunity to secure this amazing and unique property has just arrived. A modern home built in 2006 is nestled into 58.44 hectares of land with numerous possibilities and Clarks Rivulet running through the property with views of the Huon River across the road. The land is made up of a front pasture paddock with standard stock fencing, an additional paddock with wallaby proof fencing with space for horses or sheep. At the rear of the property the land has previously been used for Forestry with all the trees and stumps now removed, the leftover timber has been pushed into piles, ready to provide ample firewood for the future or if preferred this can be burnt off. Trails wind their way through the land to give great access, with the rivulet being a bonus. Some natural bushland remains untouched. Surrounding the home, wallaby proof fencing is again in place to protect the tranquil Japanese inspired garden, which is a beautiful place to relax with the family and dine alfresco with homemade pizza, fresh from the pizza oven. Many raised vegetable beds are planted and produce ample vegetables for the family. The home was built in 2006 and provides room for a large family to live comfortably. On the lower floor you enter an impressive and bright open plan living and dining area, comfortably heated with a wood heater or reverse cycle air conditioner. The kitchen is modern and white with a fabulous 900mm Belling electric oven and gas cooktop. There is a large pantry and breakfast bar with ample cupboards and drawers. To the rear of the kitchen is a separate laundry, storage cupboard and powder room. The main bedroom is nearby with an ensuite and walk in robe. For the entrepreneur there is a home office or if preferred another single bedroom, NBN is connected to the home. A rumpus or family room off the lounge is the perfect spot for the eight-ball table and bar or again, if preferred this could be another double bedroom. Tasmanian Oak stairs invite you to the upper floor, which is a fantastic space for children, they have a second lounge room/tv room with three bedrooms available. The family bathroom has a bath, walk in shower, toilet, and vanity. The view from this floor is entrancing with glimpses of the Huon River and the surrounding rural landscape. External to the home ready for you to work is a large shed with workshop, the shed has two high doors to allow entry to higher vehicles, an additional storage area, garden shed, and a timber studio. There is even potential to upgrade the studio as a teenage retreat or Airbnb (STCA). The home has been well built and offers numerous layout options, energy efficiency has been considered with roof and external wall insulation, storage is ample with linen stores, wardrobes, and storage cupboards. Town water is connected, and solar panels assist to keep the power bills small. With the expansive land area, there is opportunity to create anything you can imagine, from riding tracks for the children, a wood business or let it return to natural bushland. This amazing property is on the outskirts of the historic township of Franklin. Huonville the main shopping hub is just five minutes by car to Huonville or 35 minutes to Hobart CBD. Please contact Kim to arrange an inspection of this beautiful property which is sure to impress.