

3400 Huon Highway, Franklin, Tas 7113

the property culture.

House For Sale

Monday, 23 October 2023

3400 Huon Highway, Franklin, Tas 7113

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 640 m2

Type: House



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Offers Over \$1,200,000

Positioned right in the heart of the historic, riverside town of Franklin, this is one of Tasmania's original Banks. Converted into a fantastic residence, it is now a home to be proud of. Consisting of the main 'Old Bank' building, this unique property also comes with a huge secondary building directly behind. Here there is a massive amount of space for cars, workshops, offices or storage and a mezzanine fit for holding functions or an art exhibition. At the rear of the building, there is a self-contained accommodation with its own access and is currently tenanted. This consists of an open plan living and kitchen with bathroom on the lower level and 2 bedrooms on the upper level. The whole front section of the main bank building is also accommodation with an open plan living, a bedroom, and a bathroom that will be forever memorable for your guests. It is inside the original vault! This area is ideal for your visitors to feel special or you could run it as a BnB for some extra income. With the flexible 'Village' zoning, and the Main Street position, this property can be used for both residential and business activities. The main bank building is amazing and makes a fantastic home with so much character and intriguing spaces that provide excellent flexibility in the floor plan. The lounge is a cosy space with floor to ceiling built-in shelving, creating a formal library feel. A bay window is super charming as is the led-light on the ceiling. A slow combustion wood fire provides atmosphere as well as providing warmth throughout in the cooler months. A reverse cycle air-conditioner will otherwise keep you comfortable all year round. From the lounge there is access to the dining room with plenty of space for a nice big table to entertain all the family and friends. Plantation shutters assist in controlling the beautiful sunshine that streams into the room. The kitchen is on this level too. A good amount of bench space makes it practical with a walk-in butlers pantry adding further useful space. Up the beautiful timber staircase leads to a landing with 3 bedrooms, a sunny nook and a tastefully renovated bathroom, complete with separate shower and deep-soak bath. From the nook and 2 front bedrooms, there are views out to the Huon River. The preserved period features add to the old-world charm, including the timber floors throughout, the high ceilings and the beautiful old fireplace mantles. At the front the big doors create a grand entrance in to the front accommodation, otherwise there is a side access bypassing the BnB. A practical driveway leads up the other side, providing access to the rear of the building and to the secondary building where there is a garage for 2 cars through a large remote roller door. This leads you through to multiple useful spaces. There are 2 separate rooms and an open plan section with stairs that lead up to the huge mezzanine floor up top. The windows in the area allow loads of natural light to stream in as well as providing great views out to the surrounding hills. This is a super flexible area allowing its use to meet all sorts of potential requirements. Down the side of this building, a path leads to the back accommodation. Private and well tucked away, this is popular for tenants looking for a central easy living option. Alternatively, this would be a great spot for the family member who wants a bit of independence. Franklin has many choices to eat out with an array of different eateries, all within an easy walk. The river is simply beautiful. Stroll along the banks as the sun sets, or pop a kayak in for a paddle. This is a very convenient lifestyle within a small township with a great community atmosphere. The main hub of the Huon Valley is 10 minutes up the road where you will find all your services and Hobart is a commutable 40 minutes over the Wellington Range. Please contact us for further information or to arrange a private viewing.