

**3810 Huon Highway, Franklin, Tas 7113**



**Sold House**

Monday, 14 August 2023

3810 Huon Highway, Franklin, Tas 7113

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 2 m2**

**Type: House**



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**\$1,010,000**

Sweeping views of the broad Huon River Estuary immediately grab your attention with an ever changing landscape that offers the backdrop of Sleeping Beauty and Mount Wellington in the distance with the rolling hills and beautiful changing colours of the orchards and vineyards in the foreground and the movement of the boats on the water or cars driving by. This lifestyle acreage is a rare opportunity to purchase a dual living property with a fully self contained unit with sweeping water views, a nice degree of separation and privacy from the main home and a perfect lifestyle hobby farm that is set up ready for you to move in and enjoy. The home features 4 bedrooms, 2 living areas, wide wrap around verandahs offering views and shelter year round, there are 2 bathrooms and multiple living areas offering flexibility of living and the ability to live with the sun and the seasons moving through the home. The unit features two separate bedrooms, open plan living, full kitchen, stunning water views, solar panels to offset running costs, a separate car port and plenty of parking space. The oversized workshop measures 15 X 6m in size and features two separate work spaces. Front and side roller doors. And a fully self contained home office with air conditioning making a perfect place to work from home or get serious about your hobby. There are around 30 fruit trees, berries, a chook run, approximately 600m<sup>2</sup> of concrete driveways and parking areas in addition to the carports, shed and verandah keeping your cars clean and making accessing the property a breeze with any vehicle. The property is fully fenced with separate paddocks for a few animals to roam and the home is positioned centrally on the lot offering a good separation from neighbouring homes and the road. The oversize verandas offer an additional 150m<sup>2</sup> of undercover areas to enjoy year round with undercover spaces for entertaining and sitting in the sun watching the world go by. There are separate power and water meters for both the home and unit making renting separately convenient. An envirocycle system with under lawn irrigation is shared by both dwellings. The property is on town water but also benefits from plenty of tank water storage offering many options for you to choose from with drinking and irrigation. Located 45 mins from Hobart in the picturesque Huon Valley this complete property offers so many options with the second accommodation for dual living. A rental or Airbnb income. Or a very well catered Interstate guest accommodation for all of your friends and family that will be lining up to come and stay in the magical part of the world and share those views with you. Properties with this combination on offer rarely come to market anywhere in the state and is a must to consider if you are looking to purchase now or in the coming months. Please call or email anytime to arrange a private inspection of the amazing property or attend one of the upcoming open homes. Rates - \$3000