

44 Main Road, Tunbridge, Tas 7120



House For Sale

Thursday, 13 June 2024

44 Main Road, Tunbridge, Tas 7120

Bedrooms: 1

Bathrooms: 1

Parkings: 4

Area: 5607 m2

Type: House



Nick Hay

0363108320

\$190,000

This well-recognised and much photographed Midlands settler's cottage could be yours and would make a perfect restoration project for lovers of colonial Tasmanian architecture. "The Black Hut", nestled in the Southern Midlands village of Tunbridge, has a unique history and attachment to the district. The cottage is an example of an early settler's cottage which was commonly seen throughout the Midlands during the early to mid 19th century. It is understood that the Black Hut was transported to the property on logs pulled by bullocks from a neighbouring farming estate in the late 1800s. Set on a large fully fenced holding of 5607m² (1.38 acre), the 'Black Hut' showcases split timber walls, has dual 'cooking' fireplaces and a combination of a timber/dirt floor. Two timber lock-up sheds (one fitted out with a long-drop toilet) offer storage options for building materials during the renovation of the cottage. Connected to town water, dual access from Main Road and Scott Street. The property has an established array of trees from pines along the northern boundary to, silver birches and conifers around the cottage. The property is bypassed from the main Midland Highway and is located on the banks of the Blackman River. Tunbridge (known originally as Tunbridge Wells after the famous English spa town) offers a tranquil charm well removed from the urgency of the commuting traffic along the highway. The Black Hut is diagonally opposite the Tunbridge Community Club which conducts several events annually within the village and it is a short distance along Main Road to the local Town Hall which also hosts a series of community events (such as the monthly market and the Southern Midlands Council meeting) - the local community spirit is very much alive in this Southern Midlands hamlet! There is drive-by postal deliveries from Australia Post to the township and essential grocery items can be delivered from the major centres. A daily school bus to and from Oatlands District School is available with Oatlands only 15 minutes' drive and Campbell Town, a similar distance north. The golden beaches of Tasmania's East Coast is a little over an hour away and the world class trout fishing of the Central Highlands (Lake Crescent) only 40 minutes from this address. Tunbridge is a little over an hour's drive to the major centres of Launceston and Hobart via the Midland Highway. For the perfect colonial restoration project consideration of the "Black Hut" at 44 Main Road Tunbridge would certainly be worth your while. Facts: Council Rates: \$963 p.a. approx. Water Rates: \$380 p.a. approx. TasWater. Land Size: 0.5607Ha (1.38 acre) approx. Building Size: 61 m² (6.56 squares) approx. Roof Materials: Galvanised Iron. Wall Materials: Weatherboard Zoning: Village - Tunbridge Township Specific Area Plan If you are unable to view the property, we kindly offer virtual inspections. At this time, if there is anything that we can do to assist with making your buying experience, please let us know. The information contained herein has been supplied to us, and we have no reason to doubt its accuracy; however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.