

**6 Henrietta Street, Bracknell, Tas 7302**

**House For Sale**

Monday, 18 March 2024

6 Henrietta Street, Bracknell, Tas 7302

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Jo Eady

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## Contact Agent

When a family decides to pack up and downsize from a home that has been in the family for 32yrs, it's time for the next family to enjoy what they have on offer. With building costs exorbitant currently, builders difficult to engage quickly and an acre of land generally difficult to find in a town centre, it makes sense to consider this one. With a second fully self contained, 2 bedroom unit would be great for the extended family, Nan can move in, or make it a BnB or a rumpus room for the growing family - whatever it is it's an added bonus and turns this into a prime option. \* The property is immaculate from the minute you arrive at the gate, in a no through culdesac\* Built in 1982 and situated on a level, fully fenced & gated block of 3862m2 (just under 1 acre)\* A generous family home of 230.3m2 with 4 bedrooms & 2 bathrooms\* A double carport sits attached to the home and a separate garage of 6.8 x 9m\* An extra garden shed for storage and wood shed, but loads of room for loads more if needed\* The hot water system is 9mo and services are town water and septic sewer\* 3phase power to the home, 2 to the shed and studio/flat (built in '95, council approved)\* Two living areas, one formal sunken lounge and dining room, Blackwood kitchen The home is insulated and heating comprises a wood heater, electric wall heaters and if you want to reinstate it, there is original floor heating throughout. NBN is connected.BRACKNELL:The town itself is bounded on the east by the Liffey River. The town has a store, service station, post office, two halls, and a fabulous hotel. Its economy is based on mostly dairy, livestock, and poppy production for the Tasmanian opium poppy industry. The area is an easy commute through majestic rural scenery to Launceston. The perfect Tassie Rural lifestyle but still close to all you need. Distance to Launceston: 32.9klmTo Launceston Airport: 31klmTo Local Primary School: 900mAnnual Rates: Approx. \$1200 Annual Water Rates: Approx. \$1000Rent Potential: We can put you in touch with reputable property managers to discuss