

# 7 Franklin Street, Campbell Town, Tas 7210



## House For Sale

Monday, 11 December 2023

7 Franklin Street, Campbell Town, Tas 7210

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 2074 m2**

**Type: House**



Nick Hay

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**\$330,000**

Situated in the 'heart of Tasmania', the Midlands township of Campbell Town, this period early 1900's solid brick cottage is conveniently located. It overlooks the open space of Blackburn Park and is a short stroll to the Elizabeth River, historical Red Bridge and the High Street services of the township - 7 Franklin Street certainly offers all the country charm of yesteryear! Set on the corner of Franklin and Forster Streets on a massive rectangular 2074m<sup>2</sup> block, this period cottage offers the following: - 2 good sized bedrooms, both with built-in wardrobes.- Sunny entry foyer i.e. sunroom &/or study nook.- Living room complete with a reverse cycle air conditioning unit & wood pellet heater. The original fireplace is in situ & could be re-installed under renovation.- Updated kitchenette with ample cupboard storage, a dishwasher, free-standing oven & range hood. - Bathroom with separate toilet. - Rear porch & undercover greenhouse, ideal for cultivating seedlings during the cooler months. The backyard has been split into 3 secure separate paddocks - a yard for grazing stock (i.e. pet sheep or a pony), a chicken coop and orchard + a backyard area. The backyard is complete with raised garden beds, a hot-house and multiple lock-up workshops/storage sheds. There is dual vehicular access from Franklin Street with a single car port and an all-weather driveway closest to the cottage. This cottage presents an ideal opportunity for the green thumb to live off the fruits of their labour and still be able walk into the High Street to access the services of the township. The hub of the central midlands area is Campbell Town as it is a leisurely 40 minutes drive south of Launceston, 1hr 20 north of Hobart or 45 minutes drive east to Swansea (Great Eastern Drive). For locals and tourists alike, it represents the major stop-over for the commute along the Midlands Highway and is an ideal pit stop to stretch your legs, re-fuel and perhaps explore the historical township. Campbell Town offers a District school, medical and aged care facilities, Service Tasmania, Commonwealth Bank, IGA Supermarket along with rural merchandise outlet stores and a collection of specialty stores. To arrange an inspection of this charming period cottage feel free to contact Nick Hay at Howell Property Group. If you are unable to view the property, we are offering virtual inspections. If there is anything that we can do to assist in making your buying experience better, please let us know. Facts: Council Rates: \$TBA pa Year Built: 1900 Roof Material: Galvanised Iron. Wall Material: Brick/Weatherboard. Zoning: General Residential Rental Estimate: \$380 to \$420 per week Howell Property Group has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee its validity. Prospect