

# 8 Edwards Place, Branxholm, Tas 7261

## Sold House

Tuesday, 15 August 2023

8 Edwards Place, Branxholm, Tas 7261

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 1637 m2

Type: House



Justin Wiggins

0363337888

**\$435,000**

Set on a double block of 1,637 sqm\* in the heart of popular Branxholm this weatherboard home is perfect for either a large family or perhaps you are looking to tap into the lucrative Blue Derby Mountain bike trails Airbnb market, located just five minutes away. With five bedrooms, two bathrooms and generous living spaces nestled among gorgeous, landscaped gardens, you will be very surprised when you find this impressive property privately tucked away at the end of the safe cul-de-sac street. You enter the home through a generous enclosed deck area that runs off the kitchen dining room, the perfect spot for the BBQ, and if there wasn't an incredible fire pit area in the garden, I would say the perfect spot for your after work glass of wine. Frankly, this house has a lot of 'perfect spots' to choose from! The kitchen dining room is pure charm, with teal country style cabinets, oodles of bench space, gas cooktop, electric oven, dishwasher and a hard-wearing tiled floor. This area flows into a big lounge room and second dining area, all heated by a freestanding wood heater. The floorplan is very smart. Two bedrooms, the master with walk-in-robe and ensuite and another double bedroom located by the living room. The other three double bedrooms are located on the other side of the kitchen, with the family bathroom. Send the kids to bed and stay up and watch TV without disturbing them. Or if you are loud when you and the hubby/Mrs play Scrabble in bed, you won't wake the kids from this end of the house. The kids wing features a study nook in the hall, bathroom which has a shower over bath, toilet and vanity. This sits next to the laundry that has direct external access to kick off your duds as you run through from the garden. Outside you have a four-bay garage (three open, one with roller door), garden shed, rustic woodshed, vegetable garden, cubby house and chook yard. The yard is flat, fully fenced, very private and features a very relaxing area suitable for a fire pit as the current owners have. This tidy property is just a stone's throw to Branxholm's IGA supermarket, popular Pinocchio's Italian restaurant, cafe, petrol station, hotel, pizza restaurant, swimming pool and sporting facilities. Branxholm is 95km from Launceston, 25km from Scottsdale, the service hub of North East Tasmania, and 10km from Derby, the home of the world renowned Blue Derby Mountain Bike Trails. Branxholm is on the move and with the commuter trail between Derby and Branxholm, interest has never been higher. Five bedroom houses are as rare as hens teeth, don't miss this picture perfect family home. What an opportunity! (\*approx.)