

89 Jacksons Road, Franklin, Tas 7113

the property culture.

House For Sale

Saturday, 2 March 2024

89 Jacksons Road, Franklin, Tas 7113

Bedrooms: 3

Bathrooms: 2

Area: 3 m2

Type: House



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Offers Over \$850,000

If you are looking for a property that is unique and full of charm, then this one will definitely please. Perched, looking straight down the Huon River below and the surrounding hills makes the views from here simply amazing. This chalet style home offers plenty of interesting character combined with all the benefits of modern day insulation and double-glazing. Consisting of 9.4 acres (3.82ha), the home sits at the top of the block enjoying views over your own gum forest. The forest continues all the way down to a creek boundary where there are ferns to discover along the creek-line. As you arrive onto the property, the vast open vista down over the river and valley are truly mesmerising. The home then welcomes you through a gated entrance to the courtyard enclosure. Small lights come on automatically as you approach walk down the stairs to a gorgeous sandstone paved landing. This area beautifully compliments natural timber cladding of the home. As you walk in the front door you pass through a clever boot room to the open plan living, dining and kitchen. Filled with natural light, it is a bright and airy home with a wonderful spacious feel due to the cathedral ceilings. A beautiful feature is the amazing stone wall. Cleverly designed, the lounge room wall looks like a natural stone cliff face, packed with natural charm, along with the gorgeous timber floors and a view straight through the dining area to the River and tall gums. From here you access the covered deck through double stacker sliding doors (all double glazed), where the vistas really open up. The charm continues with the kitchen which comes complete with an original Rayburn. Meticulously restored, it now has pride of place with a wet-back system connecting it to the hot water system. Backed up with solar evacuated tubes on the roof, and fully electronically controlled, your hot water is basically free. Next to the wood stove is a separate cook top and wall oven as well as the convenience of a dishwasher. A double porcelain sink along with the timber bench tops and the slate floors completes that country feel. Other features in this home are the animal figurines that are throughout the home as door and cupboard handles and curtain retainers. There is a fox, a rabbit and an owl to name a few and the pantry door is a dragonfly. The pantry is a proper walk in style pantry with a clever vent from the under-house area, allowing for good ventilation. Not only double glazed, but also highly insulated in the walls, ceiling and underfloor makes this home super efficient and cost effective. A wood fire in the lounge will keep you snug in the cooler months as well as provide a great atmosphere. Completing this level are 2 spacious bedrooms with built-in robes and a central bathroom, laundry and separate toilet. The bathroom offers a deep bath again with that view through a huge picture window. There is also a separate shower and a vanity sink that is a priceless, carved single piece of green stone. Up the stairs is the master bedroom with its own ensuite bathroom that comes with a cool barn style door. This bedroom is a great space with an interesting roofline and once again views over the gums and the river below. Storage here is plentiful with a clever use of the space. Under the house is a useful storage area. Accessed through vintage double doors that came from a convent, the space under here is full standing height for half the house with good access to the other half should you need it. Nearby the home is a studio and workshop area. Made from a container with a covered deck, the inside of the container is fully lined and has power connected, creating a very useful extra space. A fruit tree enclosure is well established and consists of a vast array of fruits and berries including multiple different apples, berries, pears, quince, peach, apricot, nectarine, cherries, and plums. The property currently has 2 large rainwater tanks, but also has the benefit of town water supply connected too, giving you the best of both worlds. Positioned up in the hills just 5 minutes from the quaint riverside town of Franklin, you are not too far from an array of eateries and the river foreshore. The main hub of the Huon Valley at Huonville is 10 minutes down the road where you will find all your shops and services. The Hobart CBD is 45 minutes away should you need access to the city. Please contact us for further information or to arrange a private viewing.