

9 Bracken Lane, Fern Tree, Tas 7054



House For Sale

Wednesday, 10 April 2024

9 Bracken Lane, Fern Tree, Tas 7054

Bedrooms: 3

Bathrooms: 2

Parkings: 8

Area: 2236 m2

Type: House



Todd Stevenson

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Offers over \$1,200,000

Set amongst manicured gardens, stone feature walls and lush mature trees is this picture-perfect piece of paradise. Offering endless possibilities, this rare and sought-after property boasts two private dwellings on the one title making it ideal for extended families, buyers with older children or even savvy house-hunters looking for an enviable live-in investment. The primary residence is spacious and comfortable with two dedicated bedrooms and 1.5 bathrooms. The well-appointed chef's kitchen, with a walk-in pantry, flows freely into the main living and dining area, with a ducted wood heater, plus there's a large sunny second living room that connects effortlessly to the outdoors. Both bedrooms offer built-in robes and are separated by the main bathroom while the list of extra features is extensive and goes on to include a laundry room, two Daiken heat pumps and an attached double carport for convenient parking. Adding incredible versatility to the home is the separate one-bedroom, one-bathroom cottage that's currently leased at \$550 per week until January 2025. Complete with a kitchen, living and dining area plus a sun deck, Daiken heating, wood heater and its own access, this secondary dwelling truly does offer endless possibilities and can be adapted to suit your family's needs. A powered garden shed, a workshop and storage areas ensure total functionality for the lucky new owners, and you'll also be treated to a sprawling 2,236sqm block with a great-size yard for the kids and glorious views of Mount Wellington. All this is nestled along a quiet no-through road within easy reach of all the must-have amenities you could ever wish for. Gorgeous reserves, parks and waterfalls will appeal to the nature lover and you're just over 15 minutes (approx.) from the bustling centre of Hobart ensuring easy access to popular schools, busy shops, restaurants, entertainment and so much more.