

**1206 Elderslie Rd, Broadmarsh, TAS, 7030**



**House For Sale**

Friday, 15 November 2024

1206 Elderslie Rd, Broadmarsh, TAS, 7030

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Type: House**



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## "Brooklyn" - A Rare Heritage-Listed Property Steeped in History

Nestled in the picturesque Jordan Valley, "Brooklyn" at 1206 Elderslie Road is a captivating piece of Tasmania's convict-era heritage, built in 1845. This beautifully restored cottage offers a unique blend of history, charm, and modern convenience, making it the perfect private retreat, weekend getaway, or potential BNB opportunity.

### Prime Location

- Just 35 minutes from Hobart's CBD and 40 minutes to Hobart Airport.
- Only 10 minutes to Brighton's new high school, college, and large IGA, with major shopping centres at Bridgewater just 15 minutes away.
- Enjoy a thriving local community with a Progress Association, community hall, and volunteer fire brigade nearby.

### Cottage Features

- 3 bedrooms, including a master suite with a walk-in robe.
- A charming library/office and a dedicated study area.
- A welcoming lounge featuring a Chazelle fireplace set in convict-hewn sandstone, paired with cozy, carpeted bedrooms.
- Warm sunroom with flagstone tiles and an Alderlea standing fireplace, perfect for year-round enjoyment.
- Modern kitchen with Huon pine cabinetry, timber floorboards, and a Smeg stove nestled within sandstone.
- Recently painted inside and out, with beautifully restored original convict-hewn sandstone walls.
- The untouched living area above the blacksmith's main bedroom offers a glimpse into the past and a potential space for further restoration.

### A Garden Full of Surprises

Step outside and be swept away by gardens that seem to spill from a storybook. With lush, secluded "rooms" tucked throughout, you'll find yourself happily indecisive about where to sit and take it all in. There's a spot for every mood: beneath the grapevine-draped pergola, with the scent of jasmine in the air, beside the Victorian greenhouse with a fresh breeze, or near the creek where you can listen to the gentle flow after a rain. Wherever you land, each hidden nook brings a new charm, making every visit to the garden feel like the first.

- Spread over 2.5 acres of fully fenced, flat land, ideal for a hobby farm or horses.
- Beautiful, low-maintenance gardens nourished by a spring-fed well with six taps throughout the property.
- A picturesque pergola draped in grapevines, clematis, and jasmine, offering a serene outdoor escape.
- Victorian-style greenhouse, powered sheds, and a unique outdoor toilet add to the rustic charm.
- The northern boundary is bordered by Stoneyhurst Creek, enhancing the natural beauty of this special property.

### Additional Highlights

- 110,000-litre water tank plus an additional 15,000-litre tank for fire safety.
- Multiple sheds, including a large 2-car garage with extensive storage and work areas built to 'dwelling' specifications and so could easily be converted to separate accommodation STCA.
- Heritage-listed with convict-era history woven into both the property and surrounding district.
- Starlink, great TV reception, and full Wi-Fi connectivity throughout the cottage.

This rare opportunity to own a piece of Tasmania's history won't last long. Whether you're looking for a peaceful retreat or a unique business venture, "Brooklyn" offers endless possibilities.

Council Rates: \$2,038 per annum (approx.)

Water Rates: \$Nil

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