

32 Franklin Street, Richmond, Tas 7025



House For Sale

Monday, 30 December 2024

32 Franklin Street, Richmond, Tas 7025

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 1231 m2

Type: House



Colin Miller

0417246760

Offers over \$645,000

Nestled in the heart of historic Richmond, known for its charming shops and delightful eateries, this inviting family home on large allotment offers a rare opportunity to secure a property in this sought-after area. This inviting residence offers three spacious bedrooms and two bathrooms, with an airy, open-plan design connecting the kitchen, dining, and living areas-ideal for gatherings or quiet moments alike. Cozy up by the wood heater in winter or enjoy year-round comfort with the reverse cycle heat pump. Step outside to an expansive covered sun deck, accessible from both the dining area and laundry-ideal for outdoor entertaining. The generous, flat 1,231m² backyard, basking in sunlight and privacy, is perfect for family play and offers ample potential for gardeners, whether you're dreaming of a productive orchard, an ornamental garden, or a thriving vegetable patch. Whether for peaceful afternoons or lively outdoor adventures, this property promises a lifestyle that balances indoor comfort with ample outdoor space. Currently tenanted until February 2024, with reliable tenants providing a solid rental return of \$520 per week, this property is a fantastic investment, an ideal first home, or a great option for those seeking single-level living. Situated just a short distance from Richmond's boutique shops and cafés, and within easy reach of Coal River Valley's renowned wineries, this home is also close to the airport and just 30 minutes from Hobart's CBD. Don't miss this chance to own a piece of Richmond's unique appeal. Council rates: \$1,933 pa (approx.) Water rates: \$1,310 pa (approx.) Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt it's accuracy, guarantee cannot be assured. The content is intended as advice, and such as cannot be taken as absolute fact. Any and all imagery displaying outlines, measurements or locations are approximate for marketing purposes only. Please refer to the title documents supplied. Accordingly, all interested parties should make their own enquiries to verify this information.