

# 18 Station Road, Lilydale, Tas 7268

## House For Sale

Wednesday, 27 March 2024



18 Station Road, Lilydale, Tas 7268

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 6**

**Area: 712 m2**

**Type: House**



Sharon Fahey  
0363431329

**\$480,000 - \$520,000**

Located within the town boundary, this home has many benefits of living in the sleepy township of Lilydale, in the North East of Tasmania. Nestled under Mount Arthur, with views from the home, this property is neat and tidy. Offering 4 bedrooms and 1 bathroom, with separate toilet. This is a wonderful home that is low-maintenance and suitable for retirees or a busy family that need 4 bedrooms. The home has been updated in parts over the years since being built in 1985. This home is heated throughout with the option of either a wood fire or reverse cycle Daiken heat pump. The home is insulated, and the NBN wireless network is very good. The property has been connected to town water in recent years, and the area is serviced by sewerage. Mail is collected from the local post office, which is an easy 5 minute stroll. The land is flat and there are only a few steps up to the front door, so suitable for retirees. The low maintenance gardens have the benefit of a self watering system. The property is double gated and separated into two sections to keep the family pets safe as well as small children. The property also offers a large 3 bay aluminium lock up garage (with power) suitable for 3 cars, with room for a boat and caravan. So if you are a family with many vehicles this could be just what you are looking for. The local Lilydale school is very close by and is easily accessed by the back entrance to the oval, opposite this property. So, mums and dads need not be rushed with school drop off which is a wonderful thing for busy parents. Another bonus for living within the Lilydale township is the public pool which is only a 5 minute walk. Launceston is around 23 minutes drive, and Launceston Airport 43 minutes. Lilydale offers all conveniences, including IGA, chemist, doctors, school, petrol station and post office. The property is currently vacant as the owners have now moved out. For further information, please email, text or call Sharon Fahey - rural sales agent for the North East of Tasmania. Building size: 126m<sup>2</sup> approx. Land size: 712m<sup>2</sup> approx. Key2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.