

**1978 Main Road, Lilydale, Tas 7268**



**Sold House**

Tuesday, 15 August 2023

1978 Main Road, Lilydale, Tas 7268

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 940 m2**

**Type: House**



Andrew Bennett

**\$640,000**

Currently operated as The Bean Barrow Espresso with residence, owners are offering this property For Sale bare (no business plant and equipment is included). It is offered as a 3-bedroom home, with the new buyer deciding how they would like to utilise this property in the future. Originally constructed in 1890 - 1900 Victorian period, this property still contains many of its original timber features, high ceilings and fireplaces in all rooms. Tastefully refurbished with 3 good size bedrooms, large kitchen/dining room (walk in pantry) with commercial stove which has a gas cook top & electric oven, combustion stove (with bakers' oven) and reverse cycle heater. There is a separate lounge which also has a wood heater installed. There are two toilets, (one accessible from outside). At the front of the house is an undercover seating area. The rear of the property is accessible via an all-weather driveway and has a separate workshop, undercover entertainment area and 3-bay undercover parking or potential storage area. The rear boundary of the property is Rocky creek which flows all year round. The creek bank is a level grassed area where you can entertain in the summer months or watch the trout swim and a resident platypus forage for food. Property is fenced on three sides (only the creek is unfenced) with a new fence on the southern side of the house incorporating a gate on the driveway as well. The laundry and outside toilet complete with vanity unit has been freshly renovated. Bathroom and toilet have been recently renovated as well. The new front verandah (which was used as the cafe) opens out onto outdoor paved and covered area which can be fully enclosed with retractable blinds, making it an all weather extension to the house. A 20ft container comes with the house, which allows for secure and protected (weather and vermin proof) storage/ workshop depending on your needs. There is a selection of espaliered fruit trees (apples, plums, pear, nashi, stone fruit) down the north side of the house, which you can enjoy from the kitchen windows. Other fruit trees on the property include a cherry tree which produces an abundance of fruit each year, also there two stands of raspberry canes, blackberry bushes, a bed of blueberries (6) and a fig and lemon trees. There are seven raised growing beds that are used for growing a variety of vegetables from leafy greens to potatoes, tomatoes etc. Plenty of room to grow enough to keep you supplied for most of the year. This property is centrally located within the town, close by are; IGA supermarket, Post Office, Doctors Surgery, Chemist and a takeaway. Located around 28km to Launceston and on a popular wine tour route of the many nearby vineyards, Lilydale is a main thorough fare to the towns of Bridport, Scottsdale and surrounding areas, making it a great place to stop for a refreshing drink.