

23 Lyndal Drive, Eaglehawk Neck, Tas 7179



Sold House

Tuesday, 9 January 2024

23 Lyndal Drive, Eaglehawk Neck, Tas 7179

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Area: 1 m2

Type: House



Rorie M Auld
0413887009

\$885,000

Set on a private 2.6-acre block surrounded by tall trees and panoramic ocean views, the property otherwise known as The Tin Lantern is just an hour from Hobart and 45mins from the airport, with surf & world-class fishing a short walk away. Escape into the wilderness or run a proven low-maintenance visitor accommodation business (or a combination of both!), which has consistently seen exceptional returns - even during the off-season. As a business with 250 positive reviews & 4000+ Instagram followers, The Tin Lantern has proven to be one of the most lucrative short-stay spaces on the Tasman Peninsula & surrounds. Features include an outdoor fire sauna, skateboard ramp, surfboard rack, unique tree-pole carport & concrete driveway. The Tin Lantern now also has a secondary accommodation option with full council DA approval to run a tiny house as an Airbnb on the block - this approval was granted after much negotiation late last year. With the addition of a tiny house, owners could live in the main house with a sustainable accommodation income from the tiny house, or run both the main house & the tiny house at the same time (\$100,000+/year revenue). DA includes wastewater design documentation (tiny house wastewater is able to plug into the existing onsite wastewater system - no additional septic required). The home consists of two storeys, totalling three bedrooms with timber floors (upstairs floors laid in 2020) with private balconies overlooking The Hippolytes & The Lanterns. The upstairs has an additional private lounge/study which leads into the master bedroom with gable ceilings. Downstairs features open plan living, kitchen with breakfast bench, two bedrooms with built-in wardrobes and a lockable storage room under the house. The space is heated by a large fireplace which warms both storeys via an exposed flue - the house can also be heated & cooled via reverse-cycle air conditioning. The Tin Lantern is fully insulated within the floors, walls & roof, with 3.5kw of rooftop solar to offset summer cooling costs.

- Ultra private & surrounded by bush
- Close to beaches, boat ramp & shops
- Walking distance to the Lufra Hotel
- NBN connection
- Low maintenance
- Walking distance to surf & fishing
- Approx 45 mins from Hobart airport
- Approx 1hr to Hobart
- Outdoor gas BBQ

The following updates have been made:

- DA/council approved tiny house accommodation permit (2022) + wastewater design documentation
- Interior re-painted (2021)
- 40m concrete driveway (2021)
- Custom outdoor BBQ bench from Corten steel (2021)
- Upstairs timber flooring (2020)
- Skateboard ramp (2019)
- Outdoor fire sauna with Finnish sauna stove (2018)

The owners are selling to build a family home elsewhere - the home is currently running as accommodation & all photos were taken before re-occupying earlier in 2022 after a stint away travelling. Viewing strictly by appointment only. The home can be optionally sold fully furnished and turn-key. New Koala beds and French flax linen added in 2023. Details as an accommodation business: For those interested in the short-stay opportunity of The Tin Lantern, the sale can include all custom branding, Instagram account (4000+ followers), Airbnb copy, financial statistics and handover of the business so it can continue to run successfully. Full accommodation metrics can be supplied upon request.