

**26 Albert Hill Road, Lilydale, Vic 3140**



**House For Sale**

Thursday, 29 February 2024

26 Albert Hill Road, Lilydale, Vic 3140

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 818 m2**

**Type: House**



Lynn Mitchell  
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**\$900,000 - \$990,000**

Step back in time and secure a slice of history with this exquisite Victorian residence, circa 1886. On a private 818 m<sup>2</sup>, on the corner of Wilsons Lane, this character filled home was part of the original homestead and 35-acre dairy farm owned by Joseph Wilson that offers you a split-level design, classic allure and modern comfort. A manicured, enclosed landscaped garden, veranda and magnificent Yarra Valley views will have you at hello. Parking for your cars, van and boat is easy with an auto 4-car garage featuring twin doors, workshop, storage, high ceilings and rear through roller door. The elegant, light-filled interior impresses with green outlooks and ornate detail, including entry hallway with archways, 11-ft high ceilings, Baltic pine polished floors, ceiling rosettes and picture rails. Tasteful décor, ducted heating, 2 split systems and 2 fireplaces will keep you cosy and secure. Three double-sized bedrooms (2 with BIRs, one with feature open fireplace), a separate toilet and lovely character-style bathroom resplendent with claw foot bath are quietly zoned. Share cosy evenings beside the gorgeous feature gas fireplace in the formal lounge room. Cooking will be a pleasure in the designer-style kitchen appointed with thick Caesarstone benchtops, porcelain sink, s/s 900mm oven, s/s gas cooktop, island bar with second s/s sink, extensive storage and picture window framing garden views. Enjoy casual get-togethers in the sun-kissed family/meals room or open the double French doors to the sensational entertaining, comprising north-facing deck, extensive paving, veranda and splendid, low-maintenance landscaped gardens with deluxe powder room, lawn areas for children and pets and a multitude of newly planted Magnolia Little Gems along the fence line. And for astute developers looking for a unique project either now or in the future, all the hard work has been done, permit issued, no risk development ready to go. The existing permit allows for a 4-lot subdivision consisting of 2 x 3 bedroom, 2 bathroom, double garage townhouses and 2 x 3 bedroom, 3 bathroom, double garage townhouses all with roof top sun decks to take in the sweeping views of the Yarra Valley. The finished townhouse product is perfect for buyers looking for something special with modern style and incredible views. Offering low maintenance living in a modern surrounding within walking distance to Lilydale train station, bus services, Lilydale Village Shopping Centre, Lilydale Marketplace, Main Street shops, restaurants, Victoria Road Primary, Lilydale High School, Lilydale Heights College, Mount Lilydale Mercy College plus Lilydale Lake. Terms: 10% Deposit and 30/60 day settlement