

30 Wellington Street, Richmond, Tas 7025



Sold House

Wednesday, 20 September 2023

30 Wellington Street, Richmond, Tas 7025

Bedrooms: 3

Bathrooms: 1

Area: 681 m2

Type: House



Colin Miller

0417246760

\$730,000

It took four years in the 1830s for the local grocer to afford to complete this exquisite convict brick Georgian cottage. Its location on the corner of Morgan and Wellington streets marks the original coach stop for travellers from Sorell, and where one of the original horse drinking troughs remains to this day under the old gum tree. This property truly represents heritage that's been respected and made relevant for living today, and it could soon be yours. In 1978 an extension was added providing for the combination bathroom/laundry, living room and covered patio. This was designed and commissioned by the previous owner, an antiques dealer with a careful eye, sympathetic to the character and legacy of the historic building. He used roof slate from the St Johns Catholic church for the bathroom and entry flooring, vintage French doors he acquired from Queensland, and of course genuine convict brick throughout. The entire accommodation both old and new is all on one level with no stairs. A French Provincial inspired garden that was once featured in House & Garden magazine is flooded with natural light and lush with ornamental and edible plantings providing endless enjoyment, serenity, and calm. This home represents a magnificent short term accommodation opportunity (STCA) which in turn provides a perfect set up for interstate buyers looking for a foothold in wonderful Tasmania. Derive a steady income stream while you come and go as you, please with your own accommodation reserved for whenever you fancy. While you're here contemplate a more permanent move! A high performing school, vibrant hamlet style neighbourhood, and abundant community life and culture is all within walking distance where it is lively by day, and quiet by night. There's a veritable feast for the senses right on your very doorstep where you may have discovered the key to instant happiness. The beauty of this town lies in the unique composition of history, culture and "Olde" architectural styles - and just try walking past the many cafés, eateries and confectionary store without stopping for a treat - these are about a 10-minute stroll from your front door. There is plenty to occupy young and old from museums and art galleries, to a 'village green' with annual calendar of events, and tourist 'maze'. Further afield (but not too far) is the renowned 'Coal River' winery belt where providers of artisan cheese, chocolates, and fine Tasmanian wines await you. Be sure to register your interest in this generational listing opportunity. Council Rates: \$1,378.00 per annum (approx.) Water Rates: \$860.00 per annum (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. Accordingly, all interested parties should make their own enquiries to verify this information.