

316 North Lilydale Road, Lilydale, Tas 7268



Sold House

Tuesday, 15 August 2023

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Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 24 m²

Type: House

\$1,100,000

Located only a short 25 min from Launceston CBD, this approx. 61 acre farm is a perfect lifestyle change. The beautiful historical cottage (originally the old North Lilydale post office) consists of 4 bedrooms, one boasting the original double fireplace, one fully renovated bathroom, open plan living space along with a huge rumpus room perfect for the family. The older part of the house has double glazed windows and security screens and doors whilst the newer part provides tinted windows and shutters and there is ducted heating throughout. The current owner, after years of developing the magnificent 'wedding worthy' gardens has decided to downsize. This is your opportunity to secure a piece of Tassie paradise! Within the homestead lot there are 2 perfectly kept stables with mezzanine, just waiting to embrace any new idea you may have. The possibilities are endless. Alongside one of the stables there are 2 cemented dog kennels with runs fit for boarding, working dogs or your family pet. At the front of the property, you will find a double carport and a 4-bay garage plus another single lock up garage. The farm land itself is again perfectly kept, fully fenced and gated with a huge barn on the left-hand side of the property, stockyards, crush and race. Walk across the property and you're met with avenues of gums and conifers, hazelnut and pine nut trees and a 120 year old apple orchard. On the back boundary you will find a majestic running creek filled with burrowing crayfish, black lobsters, platypus and trout that feeds water to a 40,000lt tank that is pumped to then gravity fed to each animal trough. The farm is currently running 30 cows and calves, sheep and horses. There is a round yard ready to lunge your horse. What more could you ask for? If, however you would prefer to run more stock all that needs to be done is to create smaller paddocks. With 2x 25000lt tanks, 1x 40,000lt tank, a dam that is spring and winter creek fed, water certainly isn't a problem. Give me a call and let me show you around this amazing property. Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements are approximate.