

**38 Main Street, Bealiba, Vic 3475**



**Sold House**

Monday, 30 October 2023

38 Main Street, Bealiba, Vic 3475

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 6**

**Area: 1645 m2**

**Type: House**



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**\$560,000**

Venture behind the facade of the Evans Hotel Bealiba (circa 1857) and you will find a unique complex of substantial, solid brick buildings constructed around a secluded internal courtyard. Of particular note is the original and significant stable block at the rear of the property that speaks of the Cobb & Co. days when the hotel was an integral overnight stop for the company's travellers. The historic ambience is palpable all through this property. Although still a fully licensed hotel, food and accommodation venue, the hotel hasn't been open to the public for the past six years. Most recently, the property has been converted to a private hotel and residence with a superb capacity to cater for small events and accommodation with all the relevant licences still in place and current. Within these solid brick walls, you will find six double bedrooms, three bathrooms and separate dedicated men's and women's toilets. There are three separate lounge areas - lounge/library, lounge/bistro/snug and living/lounge/dining. The accredited kitchen features the original double oven LUX cast iron range, gas cooking, extraction hood and adjoining walk-in pantry. A fridge scullery and office are also in this area. Adjacent to the lounge/bistro and snug area is the iconic and quirky bar (many a story's been told here!). This whole area is perfect for small functions or a lazy game of snooker and get togethers. Protective verandahs move you around most of the property that overlook the secluded internal courtyard gardens. There's nook and cranny courtyards everywhere that host quiet and meditative seating areas within the established gardens. The kitchen gardens feature raised garden beds for year-round growing of your herbs and veggies. And of course, there's the ancient and essential lemon tree. There are also the secure carpark gardens with capacity for in excess of ten vehicles in addition to the undercover parking for three cars in the stable complex. This also features a lockup workshop, open bay woodshed and lockup garden shed, overall approx. 5m x 25m. There's town water connected, septic system, solid fuel heaters in all the lounge/living areas and ducted evaporative cooling through the same. Ceiling fans and electric heating in all accommodation rooms and instant gas hot water. The property is also securely fully fenced with new Colorbond fencing. Many original features remain throughout the property including pressed metal ceilings in the earliest part of the building, and of course there's the cellar; this is a functioning cellar that despite our wet year is dry and very accessible. There's also the bonus of a shop with separate entrance, a counter and a triple display refrigerator in situ, and adjacent storerooms. The property will quite simply take your breath away when you experience what's on offer here. The possibilities are endless and the images only give you a tantalising glimpse of what's imaginable here.\* A decadent country residence with you own pub\* Small functions and events venue\* Health retreat, quilters workshop etc.\* B&B pub style accommodation Or quite simply open the pub again, the locals will love you forever. The list goes on, live the dream in this quaint country hamlet that is Bealiba. A well known gold area in a tightly held farming community with a post office/newsagency and daily needs store, primary school, school bus and V/Line bus service daily. Excellent NBN connectivity. All of this on a prime positioned 1645sqm allotment. Centrally located within 25 minutes to St Arnaud, 30 minutes to Avoca and Maryborough, and approx. 50 minutes to Bendigo. Arrange an inspection of this unique property and bring your dreams to reality.