

**11 Main Street, Derby, Tas 7264**



**House For Sale**

Wednesday, 10 July 2024

**11 Main Street, Derby, Tas 7264**

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 699 m2**

**Type: House**



Andrew Bennett



Zali Stevens  
0437635611

**\$350,000 to \$390,000**

Welcome to 'Gunnado' at 11 Main Street, Derby. Are you ready to return to an era of yesteryear with this perfectly positioned three bedroom cottage situated in the heart of Derby, nestled along the river. The old miner's cottage consists of three bedrooms, a bathroom, lounge and kitchen. Outbuildings include a lockup workshop and garden shed. On inspection you will see this home has done its job and is now looking for a complete overhaul. However, while you're there, you will also see what an amazing position this old soul sits upon. This property is ripe and ready for a renovation to take place and restore it to its former glory. Derby is home to the world renowned Blue Derby mountain bike tracks and this property certainly has the potential to be developed into Air BNB accommodation. Derby is located 34km from Scottsdale and 95km from Launceston. Within easy travelling distance of Barnboughle Dunes and Lost Farm golf courses and well-known Pipers River wine route. Property features:

- Convenient location with a short 2-minute walk to the centre of Derby and 5-minute walk to the start of the Blue Derby mountain bike tracks
- Freshly painted exterior
- New cemented front area
- Scenic views of the Derby river
- Plenty of parking in front of the property
- Low maintenance grounds

\*\*Harcourts North East has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate\*\*