

2249 Lyell Highway, Hayes, Tas 7140



House For Sale

Wednesday, 19 June 2024

2249 Lyell Highway, Hayes, Tas 7140

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 2546 m2

Type: House



Hayden Windsor
0362614222

Offers Over \$475,000

Built in 1910, this delightful cottage has a rich history, with still more to give. Extensively renovated, with the expensive and time-consuming work completed; the home is ready for some finishing touches to make it something special. Once a cottage amongst the orchards and the local Post Office, the property features a classic federation styling combined with modern comforts and a lovely outlook over the nearby Derwent River. With a high pitch roof, bull nose veranda and quaint sunroom, the home looks the part. The high ceiling and original polished boards are a lovely classic contrast to the modern bathroom and kitchen. The home is nicely set back from the road and the modern kitchen opens onto a deck with views over the paddocks to the Derwent River. The large dual access block (2,546m²/ 0.62 acres) is perfect for the keen gardener and the rear access is great for large vehicles. With a water Pipeline Easement to Derwent River to cater for all your residential needs, you can irrigate to your hearts content. Works in the last six years include : • New roof • Roof blanket insulation • Under floor insulation to 80% • Plumbing and wiring upgrades • Bathroom renovation • Water tank • Envirocycle waste system A 6x6m Double garage is good quality and gives excellent storage options. The large laundry has been plumbed and wired to be converted into a second bathroom. Extra photos of bedrooms, sunroom, laundry etc are available on request. The property is sold vacant possession, with the current lease expiring at the end of July 2024. Please contact Hayden at Derwent Real Estate to book an inspection.