

375 John Lees Drive, Dilston, Tas 7252

House For Sale

Tuesday, 6 February 2024

375 John Lees Drive, Dilston, Tas 7252

Bedrooms: 6

Bathrooms: 4

Parkings: 6

Area: 4806 m2

Type: House



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By Negotiation

"Riverbank Cottages", is a piece of Tasmanian paradise set a quick highway drive north along the Tamar from Launceston, just 12min or 14km in fact. The idyllic location will provide you with fresh northerly breezes, stunning westerly sunsets, and that serene feeling that the surrounding established landscaping provides. The ultimate green hideaway. The main 3-bedroom, 1 bathroom residence is complemented by three additional self-contained apartments, each with separate bathroom, kitchenette and open plan bedroom - lounge - dining - deck overlooking the Tamar River, currently providing a substantial rental income. The House on site offers the main residents a private, elevated home complemented by an oversize country style kitchen and butlers pantry. Enough space for a large informal dining space too. Feature Tasmanian Timber on show including Celery Top Pine Benches, Tasmanian Oak linings and skirtings. Under the home there is a large laundry plus rumpus/ studio/ second living. Entertaining spaces, veranda and connection to nature in abundance. The main home benefits from two quality Mitsubishi reverse cycle air conditioners plus cozy wood fire, whilst the units all have Mitsubishi air conditioners for comfort. The owners ran a profitable short stay serviced accommodation business here for many years. You could do the same or have an air B&B manager handle it for you whilst you relax and enjoy the magnificent Tasmanian lifestyle and all it has to offer. Or simply maintain the current leases in place with our agency. Perhaps you are looking to operate a business here with independent or semi-independent living? Alternatively, you may want to keep it all for you and your large family or dual living needs. There is a clay tennis court to provide recreation and fitness, vegetable garden, fruit trees, wine cellar and more here to explore. With waterfront title, some slight work and you could launch a boat or with council approvals you may get a jetty or pontoon in. A rare opportunity to purchase a large, multi-purpose property with income, in the heart of the Tamar Valley. Come and see for yourself and experience what your new life could be. Rental Estimate: House \$480p/w, Unit 1 \$330p/w, Unit 2 \$330p/w & Unit 3 \$330p/w House size: 184m² Land size: 4806m² Built: 2001 Rates: \$3,700 approx. p/a Council Zoning: Residential Council: City of Launceston Heritage listed: No** Harcourts Launceston 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.**