

10221 Highland Lakes Road, Brandum, Tas 7304



Sold House

Saturday, 12 August 2023

10221 Highland Lakes Road, Brandum, Tas 7304

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 3167 m2

Type: House



Nick Hay

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Contact agent

Set in the Central Highlands community of Brandum with view over Brandum Bay, Great Lake; Opossum lodge is a neat three-bedroom cottage with a number modern improvement for comfortable living in the off-grid environment which is the Central Plateau of Tasmania. Constructed in 1975 and is only short stroll to the Brandum Bay boat ramp; where you can launch your boat to catch the elusive world-class trout fishing on offer in Great Lake. The improvement to the property include the following: - Extensive earthworks across the 3167m² (0.782 acre) parcel of land - Reclaimed an undulating rocky outcrop into two-tier levels; ideal for future development upon the property. - New roof, gutters and most external walls upgraded with Colorbond 'Night Sky' - New water tanks (4600LT, 6300LT Plumbed) and a 22000LT storage tank - Internal plumbing pre-laid in walls (bathroom/kitchen and under the building) for future addition of hot water. - Newly updated Victron Easy Solar II GX Inverter / Australian made Power Plus Energy Batteries. 2 x 4KW batteries. Current storage 8 KW. Spare storage to add another 4KW / Winaico Solar panels (2.2KW) on stand-alone Clenergy Terrace Pole Mount. Enough power for all needs to operate fridge, washing machine, power tools, entertainment system, full lighting etc. The 85 sqm layout of the cottage is divided into three good sized bedrooms set around an open plan living-kitchenette, which flows into a wet room, storage/study nook and spacious master bedroom. The two smaller bedroom are accessed from the living room. A centrally located free-standing Saxon woodfire to keep you warm during the winter months. Practical bathroom/laundry with rear access to an undercover pouch. Situated along the northern boundary is a storage shed with dual access; ideal for storage option for the boat, kayaks and personal effects during the off-season. Opossum Lodge is offered for sale with an extensive list of fixtures which include the following; a brand new volume water pump, all bed mattress within the bedrooms, the Simpson washing machine and combination gas/electric refrigerator, television, wardrobes, 2 sitting chairs, timber kitchen table, gas camp hot water supply and gas bottles. For the outdoor enthusiasts (bush walker and/or trail runner), Opossum Lodge back onto a fire trail which takes to Rat's Castle. Rat's Castle (1393m) is part of the Abels' series of mountains across Tasmania and forms one of the two Abel's lying on the western shoulder of yingina/Great Lake. Surrounded by a collection of permanent and holiday homes, this property is only a 45-minute commute to Deloraine, or 20min to the Central Highlands hub of Miena where you can obtain a hearty meal from the Miena Lodge, or Great Lake Hotel and/or obtain basic grocery supplies from the Great Lake service station/general store. Trout destinations such as the Great Lake (200m from the address), Western Lakes, and Little Pine Lagoon are all only a short drive from the property. For the short-stay accommodation investor, outdoor enthusiast and/or passionate trout fisher-person, Opossum lodge is a modernist, comfortable and cozy cottage for the holiday maker or permanent resident. To attend one of the open homes or arrange a private inspection feel free to contact Nick Hay at Howell Property Group. Facts: Property ID: 5002814 Title Reference: 138829/31 Roof and Wall Material: Galvanised Iron. Title Size: 0.3167 Ha. Rental Estimate: \$300-\$350 per week. Council: Central Highlands Council. If you are unable to view the property, we are kindly offering virtual inspections or view the property walk around for this property. If there is anything that we can do to make your buying experience easier, please let us know. Howell Property Group 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 its validity. Prospective clients are advised to carry out their own investigations.