

**15/1A Waldhorn Drive, Grindelwald, Tas 7277**



**Villa For Sale**

Friday, 27 October 2023

15/1A Waldhorn Drive, Grindelwald, Tas 7277

**Bedrooms: 2**

**Bathrooms: 2**

**Area: 91 m2**

**Type: Villa**



Peter Harper  
0417597897



Dean Harper  
0363310950

**\$450,000 - \$490,000**

Nestled at the entrance of the Tamar Valley Wine Region and located in Brown Brothers Tamar Ridge Vineyard, this architecturally crafted villa stands proudly on a high ridge with spectacular views overlooking the vineyard, meandering Tamar River and rolling hills beyond. The vineyard location also offers the award winning Brown Brothers cellar door and Three Cuts Gin Distillery. Currently serving as a haven for tourists, this presents a rare chance to secure a lucrative asset zoned for short-term rentals or personal getaways. The cleverly designed villa offers flexibility with its one or two-bedroom configuration consisting of a self contained main suite and a self contained studio each with an en-suite bathroom and alfresco decks. Floor-to-ceiling windows showcase the mesmerising Tamar River views, and the innovative design invites an abundance of natural northern light. The spacious living area with a gorgeous fully equipped kitchen seamlessly connects to a side deck, perfect for al fresco dining. A double sliding door leads from the living area to the generously sized main bedroom, complemented by a sparkling en-suite featuring a thoughtfully designed luxurious bath with a view and generous shower. Boasting a stellar rental history, the current bookings can seamlessly transition to the new owner for those intending to continue the property's journey as an Airbnb or holiday rental. Taking into account the rental history of the property there is an 18% gross return. Having operated successfully on Airbnb, this outstanding retreat also holds the potential for 3- or 6-month leases, providing owners the flexibility to enjoy the property as they see fit. The strategic location, less than 20 minutes from Launceston CBD and 10 minutes from the Legana shopping precinct, marks the starting point of the coveted Tamar Region wine and tourist route. This is a golden opportunity to invest in a premiere property with an excellent reputation in a unique setting. There is also an option to purchase identical villa 13 with the same wonderful views and financial return. Disclaimer: One Agency Launceston has obtained the information on this property from what we believe are reliable sources and have no reason to doubt its accuracy however we cannot guarantee its exactness. Prospective purchasers are advised to execute their own enquiries.