

# 161 Howden Rd, Howden, Tas 7054

**Salamanca**  
Realty

## House For Sale

Wednesday, 10 April 2024

161 Howden Rd, Howden, Tas 7054

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 6**

**Area: 2 m2**

**Type: House**



Alan Clark

## Contact Agent

Imagine yourself in this peaceful paradise, enjoying the privacy and tranquility of beautiful Northwest Bay. Take an easy stroll down to the water's edge, through a small crown reserve, from your own Brierholme Cottage. **CHOOSE YOUR LIFESTYLE** 161 Howden Road is a rarely found, absolute waterfront, rural holding, situated on over 5 acres of level, fenced pastures, featuring mature trees and shrubs that add an English ambience setting to this historic cottage. It is perfect for those seeking a sustainable lifestyle, hobby farmers, horse lovers, or the avid gardener wanting to create their own botanical, or market garden. **THE PROPERTY** Outbuildings include a corral/haybarn, workshop, modern double garage with concrete parking apron. The tree-lined entrance laneway leads to an expansive carpark, a rustic timber artist's studio, or additional accommodation (STCA) plus carport. From the car park you step down to a bricked courtyard leading to the main cottage with colonial timber veranda. 'Brierholme Cottage', once the proud home to country gentlemen and their families, has enjoyed better days, and is clearly waiting for a new owner to restore it back to its original splendour. The cottage features a large colonial kitchen & dining area, a large lounge with colonial window alcove and sitting room with fireplace, both overlooking the serene waters of the breathtaking Northwest Bay. There are two large bedrooms with built-ins, bathroom, and separate laundry (both require modernisation and refurbishment). There is a small storeroom off the rear veranda, with sweeping views across the inlet. **BUILD YOUR OWN LUXURY MANSION (STCA)** Alternatively, the 'over 5 acres' has enormous potential to plan and construct your own luxury waterside mansion and customise your dreams into your very own paradise reality! **EXTREMELY RARE OPPORTUNITY** This is a rare opportunity to purchase a stunning waterfront & rural property that is ultra-private, located in a quiet, tightly held enclave, surrounded by other small acreage properties. Virtually 'walk to' attractions include the popular Northwest Bay Golf Club, and the Peter Murrell Reserve with its many walking and riding tracks located just across the road. Launch your own kayak from your easy path down to the inlet, or just meander or picnic, watching the sunset overlooking the beautiful Northwest Bay, from your own piece of paradise. **FOR SALE BY AUCTION ON BEHALF OF THE TRUSTEES OF THE ESTATE OF G.T. BROPHY.** DATE: Onsite, 11am on Saturday 11th of May 2024 Licenced Auctioneer: Gary Cooley Inspections Strictly by Appointment. For further information contact Alan Clark