

# 26 Wallace Road, Doctors Point, Tas 7304



## Sold House

Tuesday, 21 November 2023

26 Wallace Road, Doctors Point, Tas 7304

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 2579 m2**

**Type: House**



Nick Hay

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## Contact agent

Offering uninterrupted views of Great Lake in the community of Doctors Point, 'Rainbow Roost' is an ideal property to move into for this trout fishing season. Circa 1981, this Colorbond home is offered to the market 'walk-in/walk-out' (minus personal effects). 'Rainbow Roost' sits on a large 2579 m<sup>2</sup> (approx) block at the end of Wallace Road, making the property sheltered and private with ample room for turning the boat trailer. The pine lined spacious floor plan of the property has a large main living space with vast windows and a sliding door opening out to a timber deck offering excellent views of the lake and native bush surrounds. The two spacious bedrooms (with an option of dividing into a third) are ideally set-up with double and single mattresses. A free-standing wood fire is centrally located to keep you warm during the cooler months along with fully insulated walls and ceiling. The practically designed kitchenette has ample cupboard storage along with a combustion stove. The bathroom has a vanity, shower and bathtub with the toilet in the second bedroom. There is also a wet room with undercover access to the lock-up single car garage/workshop. As with most of the properties on the western side of Great Lake, this property is 'off grid' with power supply coming from a generator. This powers lights etc (wired for 240 volt) and portable gas bottle hot water system. There is plenty of water storage options thanks to the 4 poly tanks and the property is connected to a septic sewerage system. The large block flows down to the lakes edge providing you ideal direct access for trout fishing from the privacy of your own shack. The Doctor's Point community is largely made up of holiday makers who venture to the Central Highlands for the world class trout fishing, or permanent residents who appreciate the self-sufficient lifestyle and native bushland of the Tasmanian Central Highlands. Miena (major centre of Great Lakes) is only 20 minutes' drive south from Doctors Point or 40 minutes drive north-west to Deloraine. The big thing with this property is the privacy with uninterrupted lake views. For more information feel free to contact Nick Hay at Howell Property Group. If you are unable to view the property, we are kindly offering virtual inspections. At this time, if there is anything that we can do to assist with your buying experience, please let us know. Property Facts: Year Built: 1981 Land Size: 0.2579 Ha (0.63 acre) approx. Building Size: 104m<sup>2</sup> (11.194 Squares) approx. Roof Material: Colorbond™. Wall Material: Colorbond™. Zoning: Low Density Residential Council: Central Highlands Council. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.