

# 3 Galaxia Avenue, Interlaken, Tas 7030



## House For Sale

Thursday, 11 January 2024

3 Galaxia Avenue, Interlaken, Tas 7030

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Area: 4798 m2**

**Type: House**



Nick Hay

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## Price Guide of \$230,000

Inviting all formal offers to be presented to the listing agent by 12pm on Friday 16th February 2023. The owners reserve the right to accept any formal offers prior to the closing date. To obtain a contract of sale to make a formal offer feel free to contact the listing agent as soon as possible. In the tightly held cluster of properties which are situated at Dago Point overlooking Lake Sorell in the Central Highlands of Tasmania you will find 3 Galaxia Avenue. It is the former communal property of the 'Clarence Anglers Club'. Held under the same ownership since 2006, this 1982 Galvanised iron, metal clad timber lined shack offers the following:

- Large open plan living/kitchen space which is warmed by a freestanding Saxon woodfire. The kitchen offers ample amount of cupboard storage + wall oven & microwave.
- Spacious 'adults' main bedroom with an overflow dining space.
- Smaller second bedroom with a set of bunks beds.
- Bathroom with shower & toilet.
- Large verandah which acts as an overflow storage option currently or an ideal spot to sit & admire Lake Sorell.
- Shipping container & garden shed offering off-season storage options for the fishing boat & equipment.
- Connected to a 10,000 litre water tank & septic sewer system.

The "shack" is set upon a cleared grassed flat 4798 sqm parcel of land with gravel driveway access from Galaxia Avenue with a collection of native bushland remaining upon the perimeter of the property. After a successful carp eradication program, Lake Sorell reopened in 2020 and is back offering to the trout fishing public, world class fishing during the early spring to summer. Dago Point boat launching ramp has recently updated access to the lake and is only a very short 500m drive from this address. Lake Sorell (5300ha) is a large shallow lake which interconnects with neighbouring Lake Crescent. The lakes contain the small-endangered native fish species golden galaxias (*Galaxias auratus*) and offers extensive wetlands of national and international significance. Lake Sorell and neighbouring Lake Crescent are accessed from the major centres (Launceston or Hobart) and can be connected to via Tunbridge Tier Road (northern end), Interlaken Road (from Oatlands), and Dennistoun Road (from Bothwell) with a little over 1 hour 45 minutes drive from both centres. Properties surrounding Lake Sorell don't come to the market very often. For more information about 3 Galaxia Avenue, feel free to contact Nick Hay at Howell Property Group.

Facts: Property ID: 5005724 Title Reference: 138567/8 Council Rates: \$TBA p/y approx. Central Highlands Council. Land Size: 0.4798 Ha (1.19 acres) approx. Roof Material: Galvanised Iron Wall Material: Metal Cladding. Zoning: Low Density Residential. Council: Central Highlands Council. If you cannot view the property, we are offering virtual inspections and if there is anything that we can do to assist with assisting with your buying experience, 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.