

# 31662 Tasman Highway, Derby, Tas 7264

## Sold House

Wednesday, 4 October 2023

31662 Tasman Highway, Derby, Tas 7264

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 3996 m2**

**Type: House**



Justin Wiggins

0363337888

**\$649,000**

Vendors will look at all reasonable offers considered. A property that inspires you to make a great North East Tassie move and invites you to pursue a positive lifestyle with the added bonus of achieving business success – this is a fantastic setting for your future. The opportunity to create, conduct and grow your own enterprise is complemented by the commercial potential associated with Derby, just a couple of minutes down the road. Scope to service the mountain biking market and the recreational tourism that's drawn to Derby is an obvious opening – but this property is flexible enough to accommodate a broad range of businesses. A bright three bedroom home include an open-plan living/dining area accompanied by a generous kitchen zone, central bathroom and separate laundry provides ideal spaces on a huge site, securely fenced and further enhanced by a series of well built weather proof out buildings. Extensive framing is a feature of a 12m x 8m garage that complements a 24m x 12.5m workshop, a second 12m x 9m work shop and abundant storage. 3 phase power, security fencing and ample dimensions – for parking a shuttle bus fleet for example - take the appeal of this opportunity to an even higher level. A perfect commercial opening, connected to the Winnaleah irrigation scheme offering water supply of some 2 MEGS per year, this exceptional property lets you take a fresh direction and chase the goals you desire. Derby is 34 Km from Scottsdale and 97 km to Launceston. Tourism is booming in North East Tasmania with inter-nationally ranked Barnbougle and Lost Farm Golf Courses, wineries and of course the capital of mountain biking in Australia, the Blue Derby MTB trails on our doorstep!