

35 Arthurs Lake Road, Wilburville, Tas 7030



House For Sale

Monday, 18 March 2024

35 Arthurs Lake Road, Wilburville, Tas 7030

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 2040 m2

Type: House



Nick Hay

0363108320

Offers Over \$215,000

Offered walk-in/walk-out (minus personal effects), 35 Arthurs Lake Road is an ideally located affordable opportunity for a buyer seeking a 'bolt hole' property in the Central Highlands of Tasmania. Set on the corner of Wilburville Road and Arthurs Lake Road, this low maintenance timber clad, iron roof property is set on flat 2040m² block and offers spectacular views out to Tea-Tree Bay. Property Features: • 1 bedroom – bunk beds & storage cupboard. A double wall-bed in the living room acts as additional sleeping options for guests or owner to enjoy. • Kitchen with good amount of cupboard storage, wall-oven, refrigerator & walk-in pantry (with a pantry light). • Comfortable sitting/living space with heating for the shack from a in-built Saxon wood-fire. • Bathroom/laundry with washing machine. • Wet room with a large wood box. • Timber deck sweeping around the front of the property. Perfect for a relaxing afternoon - sit back & admire the view. • Large Colorbond™ 7m by 7.5m double lock-up shed. Ideal for off-season storage of the boat. • Smaller lock-up timber shed. • Telstra landline & overhead powerline connected. • Large 23,000L water tank & upgraded septic system. • Solar panel system for electricity supply. The Arthurs Lake Dam boat launching ramp is only a short 10 minute drive from this address. The Arthurs Lake community comprises of holidaymakers who venture up to the Central Highlands for the trout fishing season along with permanent residents who live around the lake in Flintstone, Wilburville and Morass Bay. Arthurs Lake is a man-made reservoir created in the 1920s by the Hydro-Electric Commission of Tasmania by the damming of Upper Lake River, Blue Lake, Sand Lake, and Morass Marsh. The Arthurs lake community is serviced by the general store/service station which is only a short drive from this property. The Central Highlands area is world-renowned for trout fishing, and 35 Arthurs Lake Road is only a short drive to the following lakes: - Great Lake (Miena) - 19 minutes (23 km) - Woods Lake - 40 minutes (19 km) - Bradys Lake/Bronte Park - 50 minutes (68 km) - Lake Sorell - 50 minutes (42.5km) For an affordable property in the Central Highlands, feel free to inspect 35 Arthurs Lake Road, Wilburville. If you are unable to view the property, we offer virtual inspections and if there is anything we can do to assist you please let us know. FACTS Title: 32280/16 Property ID: 5003729 Year Built: 1982 Land Size: 0.2040 Ha (0.504 acre) approx. Dwelling: 49 m² (5.27 Squares) approx. Roof Material: Galvanised Iron. Wall Material: Timber Cladding Zoning: 12.0 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.