

36 Wilson Drive, Tooms Lake, Tas 7209



House For Sale

Tuesday, 26 March 2024

36 Wilson Drive, Tooms Lake, Tas 7209

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 668 m2

Type: House



Nick Hay

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\$215,000 WIWO

Set within the shack/weekender community of Tooms Lake, 36 Wilson Drive is an affordable opportunity for the keen trout fishing enthusiast to purchase a well-maintained property which is offered 'walk-in/walk-out'. 36 Wilson Drive offers the following: - 3 good sized bedrooms. Adults retreat with access to the bathroom. Guest bedroom with a queen mattress and third bedroom with bunk beds and single mattress. - Open plan living/kitchen with a large woodfire place to keep you warm during the cooler months. The kitchen offers a pantry, plenty of under bench storage, gas fridge and the added bonus of satellite television. - Partly enclosed timber deck with a firepot. Great spot to admire the views of Halls Bay, Tooms Lake with family and friends. - Lock-up 5.5 by 3.5m Colorbond™ single workshop and open wood storage bay. - Connected 240 Volt Lithium Batteries, solar panels plus a back-up Honda generator for electricity. - Gas connection for fridge and hot water.- 2 above ground tanks (1200 and 1000 litres).- Fire fighting pump.- Private jetty. The jetty can be removed to and from lake. Tooms Lake is situated within the Eastern Tiers area and is a leisurely two hours' drive from Hobart and/or Launceston. Access to Tooms Lake is via York Plains Road turn-off from the Midlands Highway just north of Oatlands, and/or Tooms Lake Road via Ross. Access is via council-maintained gravel roads. The lake was once a wetland and used as a meeting place by Tasmanian aboriginals. The lake has been used for trout fishing since Brown Trout were introduced in 1904 and Rainbow trout followed shortly after in 1908. Used as a recreational fishery it is a very popular trout fishing location. Tooms Lake is drained by the Tooms River and flows into the Macquarie River, a major water supply for productive agricultural land in the Central and Northern Midlands. For a getaway to the Eastern Tiers fishery of Tooms Lake, consider 36 Wilson Drive. Note: Ownership of this property is under a lease agreement with Northern Midlands Council. A copy of the licence agreement to purchase 36 Wilson Drive/Tooms Lake (camping site 15) between owners (licensee) and Northern Midlands Council (licensor) + development guidelines and deed of agreement to purchase the property, is available upon request. Inspections by appointment only. Council Rates: \$533 p/y approx. Northern Midlands Council. Roof Materials: Galvanised Iron. Wall Material: Cement Sheet. Zoning: Holiday Cottage/Camping Site at Tooms Lake Camping Site 15. Council: Northern Midlands Council. If you are unable to view the property, we offer virtual inspections. At this time, if there is anything we can do assist with making your buying experience easier, please let us know. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. 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.