

# 7627 Highland Lakes Road, Miena, Tas 7030



## House For Sale

Wednesday, 27 March 2024

7627 Highland Lakes Road, Miena, Tas 7030

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1044 m2**

**Type: House**



Nick Hay

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## **\$325,000 WIWO**

Operating as a successful short-stay accommodation business, 'Cabin at Miena' presents as a fantastic opportunity to secure a well-located Central Highlands property with potential income return. If you are seeking to maintain its current status as a short-stay accommodation option, or looking for long-term tenants, or want your own private trout fishing retreat, 7627 Highland Lakes Road is an affordable shack with the added bonus of being offered 'walk-in/walk-out' (minus a few personal effects). Offering stunning views of Great Lake with Hadden's Bay boat ramp less than 250m away, 'Cabin at Miena' is a comfortable warm cabin with heating sourced from an open fireplace and a well positioned reverse cycle air conditioning unit. Constructed in 1982, the two storey Colorbond property offers a well laid out floor plan offering the following:- Three bedrooms. One double bedroom on the single level and two larger bedrooms on the upper level. will easily accommodate the extended family or friends for extended stays at the property. - Well laid-out kitchen with a full size fridge/freezer and ample cupboard storage. - Relaxing living space offering fantastic views of the Great Lake. Comes complete with couch, foot stool, bookshelf and television.- Separate laundry with washing machine, dryer, vacuum and guest linen.- Updated bathroom with large shower recess.- Mudroom and second toilet. - Storage cavities (under the stairwell and upper level).- NBN connection.- Connected to two water tanks (14,100L & 2,000L).- Updated septic sewerage system.- Established garden offering privacy away from Highlands Lakes Road.- All-weather gravel driveway with ample off-street parking with a turning circle at the rear of the shack. 'Cabin at Miena' is less than 5 minutes drive to Miena Lodge and Central Highlands Community Centre and a little further around the lake to Great Lake Hotel and General Store/Service Station. Miena is in heart of the Tasmanian Central Highlands and is most popular for holiday makers and permanent residents with Great Lake the major attraction. Named after the Aboriginal place for 'lagoon-like', Miena and surrounding communities (Liawenee and Waddamana) have strong Aboriginal ties. Trout were introduced to Great Lake in the 1890s. In 1911, the Hydro-Electric Commission of Tasmania constructed 3 dam walls to provide water supply to the nearby Waddamana Power Station and formed the current lake of Great Lake. Miena has the largest population of permanent residents of the Central Highlands communities and is the centre of the major fishing lakes such as Arthurs Lake, Penstock Lagoon or Little Pine Lagoon. For an affordable well-located shack with income potential why not consider 'Cabin at Miena' at 7627 Highland Lakes Road Miena. Note: Income financials for the short-stay accommodation operations for this property are available upon request. If you are unable to view the property, we are offering virtual inspections. At this time, if there is anything that we can do to assist with making your buying experience easier, please let us know. Facts. Year Built: 1982 Land Size: 0.1044 Ha (0.257 acre) approx. Roof Material: Colorbond. Wall Material: Colorbond. 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.