

# 73 Wilburville Road, Wilburville, Tas 7030



## House For Sale

Sunday, 23 June 2024

73 Wilburville Road, Wilburville, Tas 7030

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 2614 m2**

**Type: House**



Nick Hay

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## Offers Over \$295,000

Set in the Arthurs Lake community of Wilburville, this well build home would make an ideal base for either residing permanently, during the fishing season or rented out upon the short stay accomodation market. Built in 2005 with low maintenance Hardie Plank imitation weatherboard, colorbond roof upon a solid foundation and piers. The open plan timber lined home offers warmth and convenience with a spacious kitchen/dining/lounge room. The property is warmed by a free-standing wood heater with two good size bedrooms. The master bedroom is finished with a queen size mattress and two set of bunk beds in the second bedroom. The added bones with this property is it will be offer 'walk-in/walk-out' minus personal items.- all you need to bring is rod, reel and fishing boat. The property is connected to the power supply, septic tank and 15,000 litre water tank on a fully fenced secure 2614 sqm triangular shaped parcel of land. A double lock-up garden shed offer storage option with plenty of space upon the block to constructed a lock-up garage to store the boat/trailer/caravan during the off-season. An all-weather driveway off Wilburville Road offer easy access during the winter to the home/shack. 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 damming 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 are world-renowned for trout fishing and 73 Wilburville 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)To enjoy the peace and quiet with space around you to appreciate the alpine surrounds of the 'High Country', arrange an inspection today.If you are unable to view the property, we are offering virtual inspections and if there is anything that we can do to assist with your buying experience, please let us know.FACTSTitle: 32280/70Property ID: 7425298Year Built: 2005Land Size: 0.2614 Ha (0.64 acre) approx.Roof Material: Colorbond™Wall Material: Imitation Weatherboard Zoning: 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 enquires to verify this information.