



FOR SALE

400 METRES FROM ARTHURS LAKE – YOUR PRIVATE HIGHLANDS RETREAT AWAITS

Some properties offer a change of address. This one offers a change of pace.....

Tucked privately amongst approximately 1.5 hectares of native Tasmanian bushland, just 400 metres from the shores of Arthurs Lake, this wonderfully established property offers the opportunity to experience the Central Highlands lifestyle without compromising on space, comfort or amenity.

Welcome to 774 Arthurs Lake Road, Arthurs Lake.

Here, mornings can begin with wallabies wandering past the house, afternoons can be spent chasing trout on one of Tasmania's most celebrated wild fisheries, and evenings can finish in the warmth of your own wood-fired hot tub beneath a clear Highlands sky.

And when the fish are biting, you won't have far to go.

The Arthurs Dam boat ramp is approximately 90 seconds away by car, meaning a spontaneous morning or evening fish really can be that easy. Launch the boat, enjoy the remarkable waters and wilderness of Arthurs Lake, then be back home within minutes.

Offering approximately 175m² of living across two levels, this is a substantial, modern and remarkably comfortable Highlands home.

Excellent insulation helps create a warm and inviting environment through the cooler months, complemented by the wonderful atmosphere of a wood fire at the heart of the home's spacious open-plan living area.

The lower level incorporates a generous kitchen, dining and lounge area together with two bedrooms and the home's bathroom and laundry facilities.

But head upstairs and you'll discover something unexpected.

The entire upper level, approximately 65m², has effectively been created as a private parents' retreat.

A king-size bedroom is complemented by its own spacious sitting area and access to an elevated private deck. Whether it's morning coffee surrounded by the bush, somewhere quiet to read in the afternoon or simply escaping downstairs activity, this is an indulgence rarely encountered in a traditional Highlands property.

3 BED | 1 BATH | 2 CAR

PRICE:

offers over \$595,000

OPEN FOR INSPECTION:

N/A



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774 Arthurs Lake Road, Arthurs Lake

Lower level – 110m2 approx.



Home: 175m2
Decks: 85m2
Carport: 30m2
Old Dwelling: 80m2
Total useable area: 370m2 approx.

Deck 65m2 approx.

Upper level – 65m2 approx.



Deck 20m2 approx.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.