



Outline indicative only



# 7 Kalangadoo Road, LAKE LEAKE, TAS 7210

Highland Haven

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

Kalangadoo is located adjacent to the trout fishing mecca of Lake Leake.

This cedar cabin home is the ideal property if you are looking to base yourself in a quiet location close to Lake Leake, an ideal scenario for the trout fishing enthusiast. The almost 1 acre block features a 'botanical garden' variety of plants ideal for the keen gardener.

The appeal of the property is evident from the moment you enter. Timber lined, open plan sun filled living, a kitchen with quality appliances. A combustion fire warms the whole house in the winter.

The 2 good sized bedrooms are complimented by a built in robe to the master. Conveniences extend to 2 toilets and a well appointed bathroom.

The established garden is testament to the hours of work undertaken by the current owners. The now well established gardens are a haven for birdlife and native wildlife. The garden has been designed with accessibility in mind with paths flowing between defined garden beds that contain a variety of native and introduced species. There's also a good sized dam to compliment the abundant water from the 2 tanks.

The block is fully fenced and includes a chook house, veg garden, small green house, sewage and power connected, a rare offering in this region. Flat leveled, clear block ready for use, and has the benefit of permanent water.

Access from Kalangadoo road is from a dual entry driveway which provides plenty of space to move boats around.

This property is an easy 75 minute drive from Launceston and 25 minutes to Swansea on the east coast of Tasmania. Local amenities include the popular Lake Leake hotel only five minutes drive away and where you can enjoy their famous country style meals. 5 Minutes walk away The Kalangadoo Store is ideal as the local 'General Store' and a place to replenish your fishing supplies, including tackle and basic food supplies.

Your home away from home awaits.

- Land Area 3,646.00 square metres
- Building Area: 99.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 4
- Double garage

**TYPE:** For Sale

**INTERNET ID:** R23460783

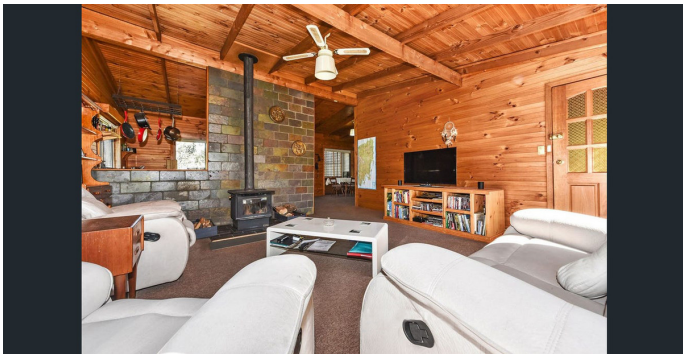
**SALE DETAILS**

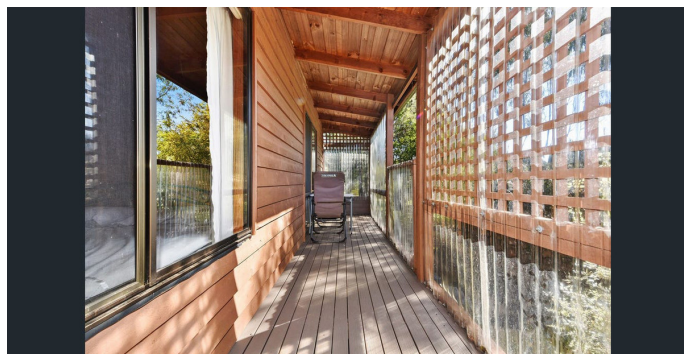
**Offers over \$449,000**

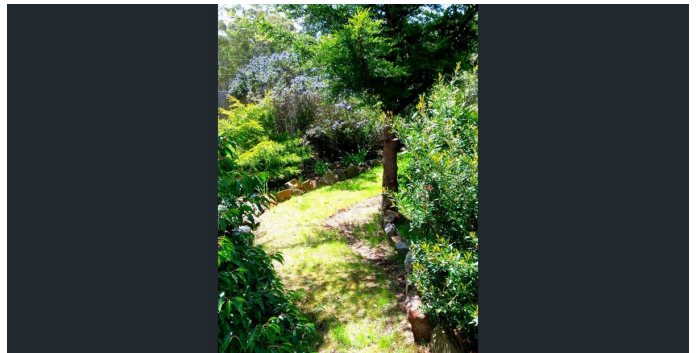
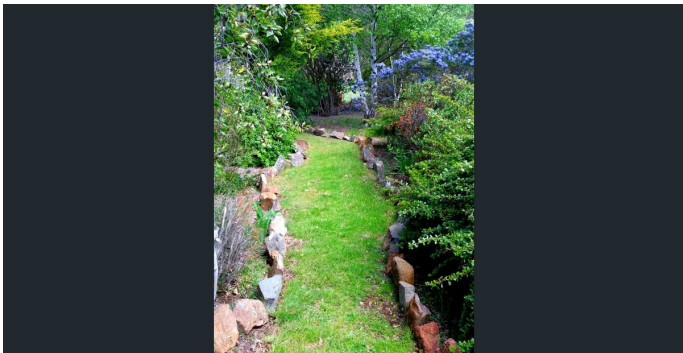
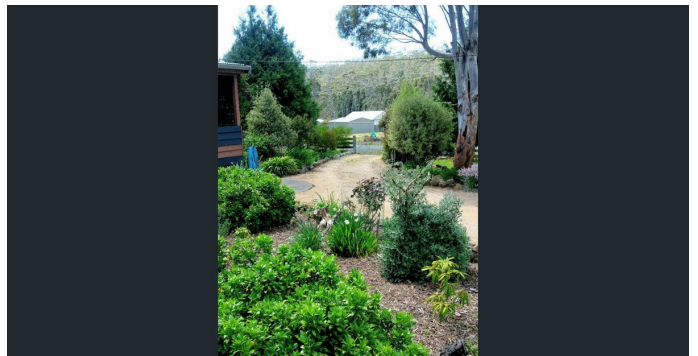
**CONTACT DETAILS**

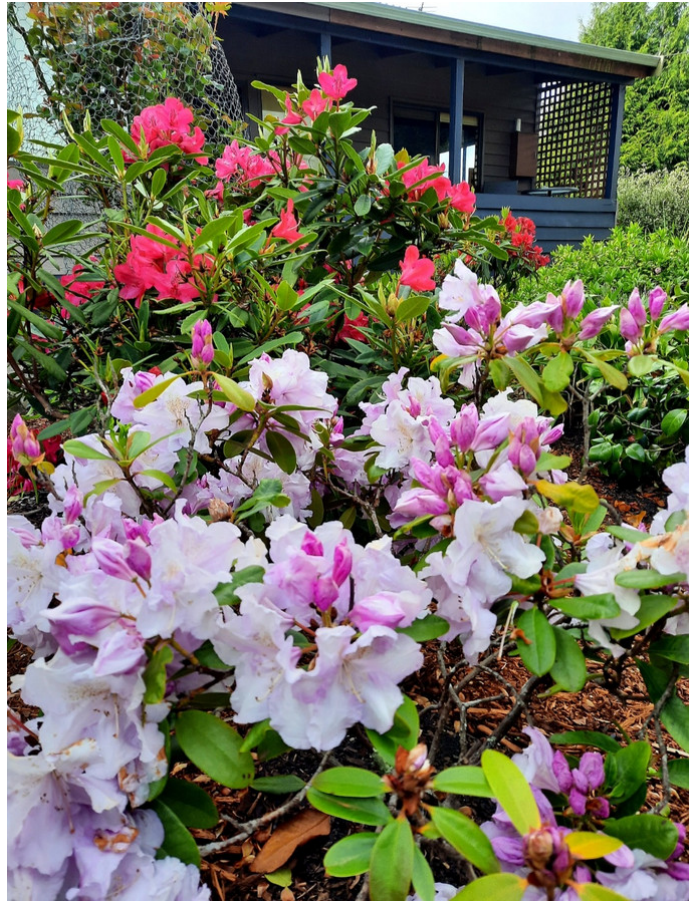
**REX Launceston**  
54 Cameron Street  
LAUNCESTON, TAS  
03 6333 7888

**Peter Dehnert**  
0417 507 630

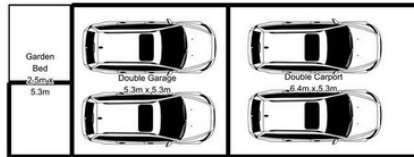












**7 Kalangadoo Road,  
Lake Leake**

Plan is not to scale. The floor plan is intended as a guide only. All information is indicative and approximate. All information is to be verified on site. The vendor and/or listing agent and provider of this floor plan are not responsible for any errors and/or omissions.

