



1 Cascade Dam Road, DERBY, TAS 7264

All The Derby Advantages

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.

This light-filled, elevated home enjoys one of Derby's most prominent, convenient and rewarding positions! An allotment of significant size surrounds the three bedroom residence, ensuring its classically comfortable spaces and expansive covered entertaining deck catch plenty of northern natural light and are complemented by outlooks towards the trail head, the pump track and a landscape that's considered legendary amongst mountain bikers from near and far.

The capable kitchen and an entirely serviceable bathroom illustrate a readiness for immediate enjoyment, enhanced by easy options and opportunities to refresh and revitalize this exceptional residence whenever you're ready.

Rides can be planned, stories can be told and ideas can be shared on the deck, while you survey the block and consider concepts for converting the substantial space under the house into additional accommodation, a bike storage facility or an all season entertaining zone.

Solar panels, a secure garage/workshop and extra car parking complete an outstanding opportunity to capture a superb Derby site moments from the trails, the lake and Main Street shops as this iconic Tassie town prepares to mark its 10th anniversary as a mountain biking bucket list destination.

Derby is 34 km from Scottsdale and 95 km to Launceston. Tourism is booming in NE Tasmania with Internationally ranked Barnbogle and Lost Farm Golf Courses, Wineries and of course being the Capital of Mountain Biking in Australia, the Blue Derby MTB trails on our doorstep.

- Land Area 1,121.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Double garage
- Floorboards

TYPE: Sold

INTERNET ID: R24339997

SALE DETAILS

\$649,000 to \$695,000

CONTACT DETAILS

REX Launceston

54 Cameron Street
LAUNCESTON, TAS
03 6333 7888

Justin Wiggins

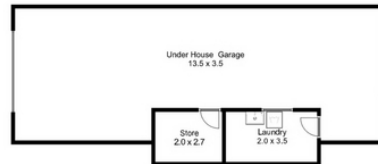
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NOT DRAWN TO SCALE
This floor plan is intended as a guide only and information contained within is approximate. Purchasers are advised to verify the information. Neither the vendor, selling agent or floor plan provider are responsible for any omissions.

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