

Sold



TAS



## TASSIE'S TOP MOUNTAIN RETREAT OFFERING INCOME LIFESTYLE & SPECTACULAR PANORAMIC VIEWS

We are proud and excited to be able to present this unique lifestyle, back to nature property, which has the potential to generate a substantial income from a brand new lavish accommodation complex. Purposely designed for guests who wish to take advantage of the walks, nature trails and local tourist attractions in this beautiful part of Tasmania The idyllic location nestled on the Great Western Tiers is at an elevation of approximately 460 metres, overlooking the rich fertile Western Creek rural locality with extended views of the greater Meander Valley, 180-degree views stretching from Quamby Bluff in the east to Mount Roland in west. Capturing early morning sunrises, all day sun, everchanging cloud formations and beautiful unrivalled mosaic of natural colours. Central to many walking tracks, waterfalls and tourist attractions, an area of great natural beauty. less than an hour to Devonport or Launceston and within 15 minutes of the bustling rural Deloraine township. The property consists of 103 acres or 41.78 hectares, majority natural bush, several small grassed areas, cascading creek with small waterfalls. Full array of flora, native birds and animals. The architecturally designed home is positioned to gain maximum views and all day sun, situated above the accommodation & function complex. Completed approx 5 years ago, in as new condition, has many outstanding features, such as double glazed windows, fully insulated, powered by passive solar system, layered feature rock walls. Comprising 3 bedrooms, main with wirs and freestanding bath, 3 way practical bathroom, gourmet kitchen/living

Price	SOLD
Property Type	Business
Property ID	544

### AGENT DETAILS

Paul Scott - 0477771098  
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### OFFICE DETAILS

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area, separate dining room and separate sitting room. The presentation is faultless, the design is modern contemporary, showcasing simplicity, subtle sophistication, deliberate use of texture, and clean lines. The Top Place Retreat accommodation consists of 4 self-contained 54 m<sup>2</sup> ensuite spacious apartments, fully furnished with splendid extended views. The function/common room measures 90 m<sup>2</sup>, has a full bathroom and kitchen facility. Whole complex fully insulated with doubled glazed windows, each with a private courtyard, affording privacy and 4+ star standard accommodation. Guests can enjoy the man made lake adjoining the apartments or take a stroll through the bush. The accommodation has the potential to generate \$200,000 to \$250,000 income, first guests were accepted just prior to Christmas 2021, social media reviews have been outstanding. A professional informative website exists. Plenty of upside to be had, (STCA) there is plenty of space to add cabins, self-contained camper sites and further apartments as the demand increases. If you have been looking for a tree change, without compromising your income or standard of living, this opportunity could well suit. Phone Business Broker Paul Scott on 0477 771 098. pauls@tasbps.com.au or Praveen Pant on 0432 256 682

**INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF; Please Note: All figures quoted are approximate.**

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