

# EXCLUSIVE FISHING LODGE - NOW OFFERED FOR SALE



## A UNIQUE, ARCHITECT AWARD-WINNING LODGE OF LOCAL STONE AND CELERY TOP PINE LOGS

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This magnificent property in the exclusive gated community of Highland Waters in Tasmania's Central Highlands is arguably the finest private lodge in the central highlands district.

The excellent use of timber and stone gives the lodge a warm and solid feel

The large, strongly built stone and log lodge boasts

- 4 bedrooms with en-suites,
- Separate toilet and laundry,
- Heated rod room,
- Internal access garage
- Large internal storeroom,
- Open Tasmanian Oak kitchen with high quality equipment and fittings,
- Huge open fireplace with exposed stone chimney rising through the 7mt cathedral ceiling,
- Large, open plan dining and lounge areas,
- Extra under house garage/storage,
- Expansive deck to one side overlooking the lake.

Highland Waters is a privately developed and privately owned trout fishery. The carefully designed lake and comprehensive management program ensures that those who share in this extraordinary resource are rewarded with a world-class fly-fishing destination.

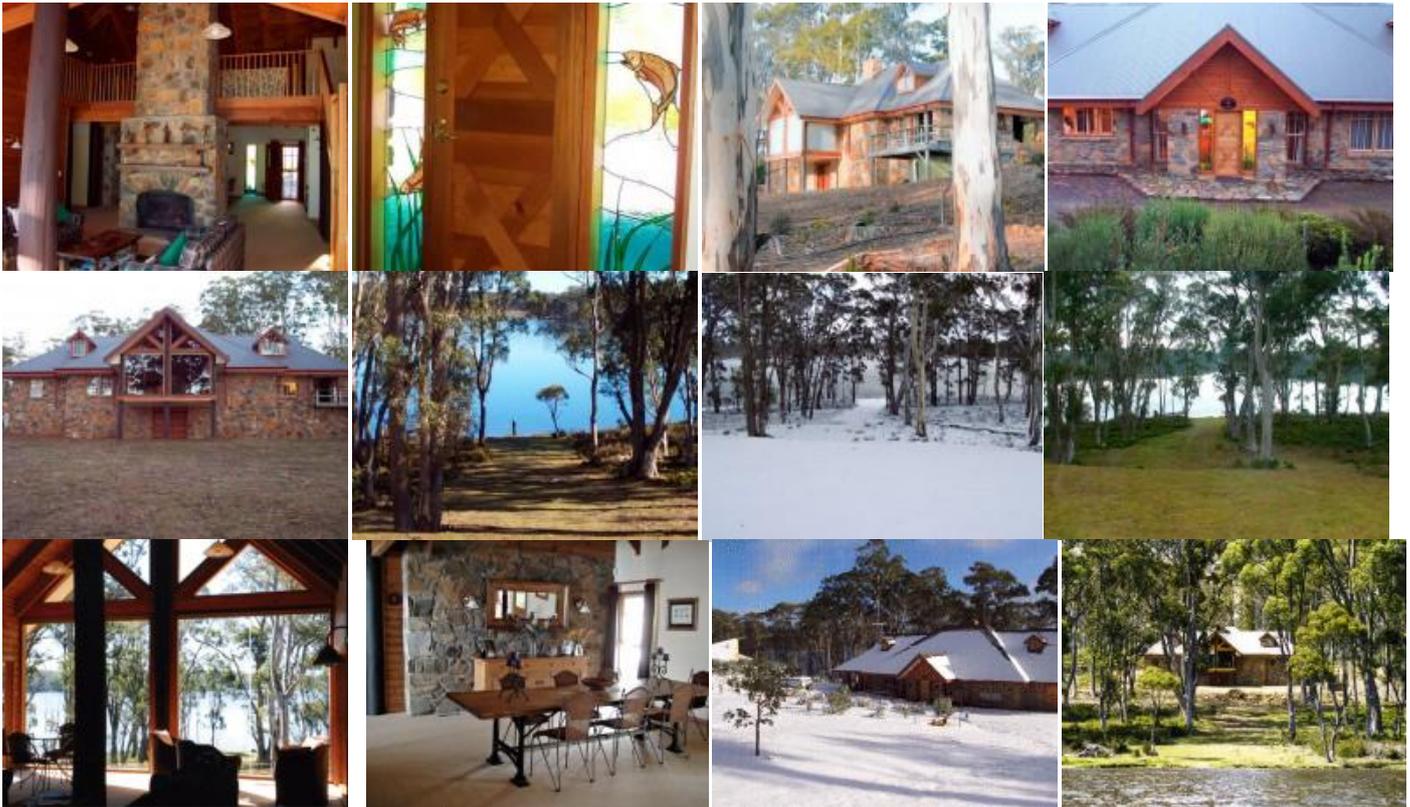
Around this private paradise, your lodge is surrounded by internationally renowned, public lakes and streams sure to challenge and reward fishing enthusiasts.

Rarely does a unique waterside property such as this become available and for those with a passion for fly-fishing and the outdoors, this is the ultimate circumstance.

**This property is well suited to shared ownership and walk in/walk out arrangements can be negotiated.**

### Other features of this offering:

- On 1.1 hectares of lakefront land
- Tons of storage and ample open space
- Year- round fishing
- Freehold land - Large outside space
- Gated community of like minded anglers
- The double storey lodge is north-west facing with views over the private lake from most rooms.



### Purchasers Receive:

- Freehold Title with guaranteed water supply.
- Share in Lot 42 Pty Limited, which owns Lake Highland Waters, Balance Parklands, Ranger's Cottage, Guaranteed Water Supply Agreement.
- Three (3) rod angling licence for the private fishery.

Highland Waters Estate has a guaranteed water supply agreement with it's adjacent upstream property, London Lakes. The agreement is a Novation Agreement and is detailed in the 'Contract for Sale.' It provides water to compensate for losses by evaporation, supply water for spawning trout, supply water to sustain trout fry in the spawning redds.

Enquiries can be made to Brian Mclean

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All enquiries to the web site will be passed forward.