

# 168 Cilwen Road, Cambridge, Tas 7170

## Residential Land For Sale

Wednesday, 28 February 2024

168 Cilwen Road, Cambridge, Tas 7170

Area: 55 m2

Type: Residential Land



Barry Wheeler

0410939186

## Expressions of Interest - Closing 29th March 2024

Welcome to Cilwen Estate, where opportunity meets unparalleled natural beauty. Nestled just a short 15-minute drive from the vibrant heart of Hobart, this expansive 55.81 ha. land parcel presents a rare chance for high-value property developers to secure their next lucrative venture. For more detailed information and to explore all that Cilwen Estate has to offer, we invite you to visit our website, [www.cilwenestate.com.au](http://www.cilwenestate.com.au). Strategically positioned near Acton Park, renowned schools, pristine beaches, and convenient airport access, Cilwen Estate boasts an approved subdivision plan with Clarence City Council. This plan includes eleven generously sized two-hectare rural-residential lots, complemented by an expansive 32-hectare environmental reserve, offering a harmonious blend of lifestyle and conservation. Ideal for astute investors seeking versatile land within close proximity to Hobart, Cilwen Estate has all the groundwork laid for a seamless investment journey. With a robust Bushfire Hazard Management Plan, comprehensive Vegetation Survey, and Engineering Building Approval completed by Gandy & Roberts Engineers, the path to development is clear. Beyond its prime location and meticulous planning, Cilwen Estate promises breathtaking panoramic views and diverse recreational opportunities. From the tranquil shores of Seven Mile Beach to the bustling amenities of Acton Park, every convenience is within easy reach, ensuring a lifestyle that seamlessly balances rural tranquility with urban accessibility. Embrace the essence of rural living while maintaining connectivity to Hobart's thriving communities. Whether you're drawn to the level blocks offering endless building possibilities or the higher vantage points revealing sweeping vistas of Pitt Water Nature Reserve and Tiger Head Bay, Cilwen Estate caters to your every aspiration. As you explore the land, you'll discover its rich tapestry of natural wonders, including picturesque dams, meandering water courses, and a historic convict-built well fed by a natural spring. Adorned with native flora and fauna, Cilwen Estate is a sanctuary for those who appreciate the beauty of Tasmania's wilderness. Nestled within the estate stands the cherished Cilwen House, an impeccably preserved testament to the area's rich history. Adorned by two magnificent rows of pine trees, this iconic landmark adds a touch of timeless elegance to Cilwen Estate, perfectly blending heritage with modernity. It's important to note that while Cilwen House holds historic significance within the estate, it is owned privately and not part of the land currently available for sale. With an approved subdivision plan boasting 11 rural residential lots and a balanced rural parcel, Cilwen Estate is poised for immediate development. Benefit from significant private pre-sale interest, streamlined approval processes, and the assurance of no formal headworks charges, as confirmed by esteemed surveyor Leary & Cox. Don't miss your chance to be part of this unparalleled opportunity. Contact us today to secure your place in the legacy of Cilwen Estate and embark on a journey of prosperity and preservation. For more information, please visit our website.