

**2 Bruce Street, Derby, Tas 7264**

**Residential Land For Sale**

Thursday, 22 February 2024

2 Bruce Street, Derby, Tas 7264

Area: 1012 m2

Type: Residential Land



Justin Wiggins

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## Expressions Of Interest

A prominent, convenient corner site featuring extensive frontage Derby's Main Street/Tasman Highway surrounds this original, unlivable cottage – one of the last remaining structures that reflect the town's pre-mountain biking identity. Now, poised to embrace Derby's fantastic role as a significant visitor destination, the allotment is accompanied by approved plans for removing the current cottage and replacing it with a brand new two bedroom home and a pair of bright free-standing accommodation cabins designed with distinction by Plain Architecture. Double glazing, heated polished concrete floors, Blackbutt joinery and Spotted Gum decks will enhance the light-filled spaces of the new residences, each enjoying an attractive outlook on a block that will be further enhanced by secure bike storage, abundant car parking and complete compliance with waste treatment requirements. The site's power and town water connections complement its ease of access and straightforward scope for development in a location that puts the Dorset Hotel, the local garage, the river and all the town's attractions within moments' reach. Capture one Derby's most tempting addresses where the plans and proposals have huge appeal or, alternatively, pursue a project of your own preference, STCA, and play a major role in the town's ongoing tourism related success. For sale by expressions of interest closing 5pm Friday 29th March 2024.