

**3 Rosevears Drive, Legana, Tas 7277**

**Residential Land For Sale**

Wednesday, 14 February 2024

3 Rosevears Drive, Legana, Tas 7277

Area: 2209 m2

Type: Residential Land



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**\$275k - \$325k**

Discover your idyllic retreat with DA Approved plans available upon request! Embrace the stunning views of the Tamar River, promising serene scenes once your dream home is built. This gently sloping, cleared plot of land, spanning over half an acre (2209m<sup>2</sup>), offers an affordable opportunity and ample space to bring your vision to life. The current owners have invested significant effort into designing a forever home with an elevated position to maximise the outlook. Despite its tranquil, rural ambiance, you're just a short 15-minute drive from Launceston. Additionally, a quick 2-minute trip lands you in the vibrant hub of Legana, boasting a variety of amenities from bustling shopping centers to essential services and the upcoming primary school. With abundant local conveniences and the allure of the nearby Tamar River, this location is truly desirable for a comfortable lifestyle. Whether you're searching for the perfect spot to build your new home or considering a wise investment for the future, don't miss out on exploring this well-located allotment and its appealing lifestyle opportunities. Council rates - \$500 P/A Water rates (Water connection) - \$400 P/A