

3 Trout Crescent, Miena, Tas 7030



Residential Land For Sale

Friday, 22 December 2023

3 Trout Crescent, Miena, Tas 7030

Area: 1575 m2

Type: Residential Land



Nick Hay

0363108320

Best Offer Over \$115,000

Set within popular Trout Crescent, this vacant developed parcel of land is an ideal entry, level investment, into the Central Highlands of Tasmania. Set on the corner of Trout Crescent, this property offers 1575m² approx. of land with a dual access all-weather gravel driveway and building pad in the centre of the block. A pocket of native Tasmanian bushland remains upon the property, creating an ideal shelter belt for any construction project, or set-up camping alongside as you design building your own Highlands retreat. Soil assessment report has been completed and will be sold with the property. This document alongside a copy of Title and Contract of Sale is available upon request. Overhead powerlines along Trout Crescent offers easy access to power for future connection. Accessed from Jones Road, Trout Crescent is only 800m from the Miena Hotel/Central Highlands Lodge and only 5 minutes drive to the Great Lake Hotel and Service Station/General Store. Miena is in the heart of the Tasmanian Central Highlands and is most popular for holiday makers and permanent residents, with Great Lake the major attraction. Named after the Aboriginal place for 'lagoon-like', Miena and surrounding communities (Liawenee and Waddamana) have a strong Aboriginal presence. Trout were introduced to Great Lake in the 1890s. In 1911, the Hydro-Electric Commission of Tasmania constructed 3 dam walls to provide water supply to the nearby Waddamana Power Station and formed the current lake of Great Lake. Miena has the largest population of permanent residents in the Central Highlands and is the centre of the major fishing lakes Arthurs Lake, Penstock Lagoon and Little Pine Lagoon. For an affordable parcel of land in a quiet area of Miena, consider creating 'tight lines' at 3 Trout Crescent. To make a formal offer feel free to contact Nick Hay at Howell Property Group. Facts - Title Reference: 179529/676 Land Size: 0.1575 HA Council Rates: \$649.90 per year Zoning: Low-Density Residential. Council: Central Highlands Council. If you cannot view the property, we are offering virtual inspections. If there is anything that we can do to make your buying experience easier please let us know. Howell Property Group has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee its validity. Prospective clients are advised to carry out their own investigations.