

# 66 Forest Road, Trevallyn, Tas 7250

## House For Sale

Thursday, 29 February 2024

66 Forest Road, Trevallyn, Tas 7250

Bedrooms: 4

Bathrooms: 4

Type: House



Sam Woolcock  
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## Expressions of Interest

DA approved development site comprising of an 8 lot land subdivision including approval for the conversion of existing dwelling into 2 up market town houses. In a market where there are very few sites close to the Launceston CDB and strong demand from buyers looking to downsize to similar sites this represents a project with strong premiums for the purchaser. The proposed land subdivision offers 8 stunning blocks ranging in size from 461 sqm to a 650 sqm lot suitable for a multi dwelling. The artist impression shows how they would suit upmarket 40 square homes. The existing early 1900s building is currently operating as 4 four flats, generating a weekly rental income of \$895 from 4 flats leased on a month-to-month basis. Key Property Features: Land Area: Approximately 5883m<sup>2</sup> DA Approved 8 lot subdivision DA approved renovation for 2 up market townhouses Breathtaking Views: Enjoy panoramic vistas of Launceston City, the Tamar River, and beyond. Established Location: Situated in a picturesque residential suburb with a scarce supply of development opportunities. Current Estimated Rental Return: Approximately \$46,540 per annum. Immediate Access: Conveniently located near the West Tamar Highway (approximately 1000 meters away). Zoning: General Residential (10.0). Extensive Street Frontage: The property boasts a substantial frontage onto Forest Road. Due diligence documents and expression of interest forms available on request.