

729 West Tamar Highway, Legana, Tas 7277

House For Sale

Tuesday, 26 March 2024



729 West Tamar Highway, Legana, Tas 7277

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 1 m2

Type: House



Todd Streets Nick Hosking
0363431329

Offers Over \$800,000

Nestled in the trees of Legana 729 West Tamar Highway, sits a splendid opportunity for investors, developers, and downsizers seeking a tranquil lifestyle with a prospect for growth coinciding with the building of the new Legana Primary school. This charming 2-bedroom, 1-bathroom house presents a unique blend of comfort and potential on an expansive 1.197-hectare (2.9 acres approx.) parcel of land. The property boasts a sought-after location in one of Tasmania's rapidly growing suburbs, promising a peaceful and private living experience. Surrounded by a lush landscape, it offers a retreat from the hustle and bustle, while still providing the convenience of nearby amenities and the vibrant community of Launceston a 20-minute short drive away. The sizeable land allotment provides a rare chance for development, subject to council approval. Visionary investors and developers will recognise the untapped potential to subdivide (STCA) or transform the existing dwelling into a lucrative business venture currently setup as a boarding kennel for dogs with a very useful number of runs. For downsizers, this home offers an idyllic setting to enjoy your later years with ample space for gardening, hobbies, and the company of visiting wildlife. The house itself exudes a warm, homely feel with its cosy living spaces and light-filled rooms. Plus a separate brick studio which is a great space for visiting guests. This property is more than just a house; it's an opportunity. Whether you're looking to capitalise on the development potential, seeking a peaceful abode, or considering a strategic business acquisition, 729 West Tamar Highway is an investment ready to be realised. Secure your piece of Legana's future and embrace the possibilities that await. NOTE: the adjoining property AT 731 West Tamar Highway is currently on the market for sale which could expand the development opportunities for the savvy buyer. Council rates: \$416 p/q approx. Water rates: \$320 p/q approx. Land size: 2.9 acres approx. Building size: 112m² approx. Year built: 1977 Key 2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.