

731 West Tamar Highway, Legana, Tas 7277

House For Sale

Tuesday, 12 March 2024

731 West Tamar Highway, Legana, Tas 7277

Bedrooms: 3

Bathrooms: 1

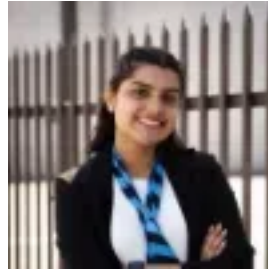
Parkings: 10

Area: 1 m2

Type: House



Jeremy Wilkinson
0363379700



Nav Kaur
0363379700

Best Offer Over \$1,300,000

Attention developers! Here is the ultimate opportunity for development with this expansive property boasting 1.2975 hectares (3.2 acres) of cleared land, primed for subdivision potential (STCA). This prime position directly opposite the new school under construction, makes it a very attractive location for families. Nestled within, is an existing three-bedroom home featuring an open plan kitchen and dining area, a spacious lounge bathed in sunlight and picturesque views and an upgraded main bathroom for modern convenience. It offers year-round comfort with reverse cycle air conditioning and the cosy ambiance of wood heating. Situated just a 12-minute drive from Launceston's CBD and a mere 4 minutes to Legana Shopping Centre, with its array of shops, supermarkets and food outlets, this property presents a lifestyle of convenience and potential. Key Features: • Huge potential for subdivision development (STCA) • 1.2975 hectares (3.2 acres) of cleared land ready to build on • An existing three-bedroom home • Open plan kitchen and dining • Spacious lounge with all day sun and views • Upgraded main bathroom • Reverse cycle air conditioning • Cosiness of wood heating • Plenty of off-street parking • Located directly opposite the new school (now taking enrolments for 2025) • Close to shops, supermarket, food outlets at Legana Shopping Centre (4 minutes' drive) • Just a 12-minute drive to Launceston's CBD Contact Jeremy Wilkinson or Nav Kaur for your inspection. Current rental estimate: Up to \$440 pw* Current lease end 14/5/2024 *House size: 112 sqm Land size: 1.2975 hectares Built: 1955 Council: West Tamar Council Zoning: Low Density Residential** Harcourts Launceston 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 accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate**