

**9 Macnaghten Road, Dover, Tas 7117**

the property culture.

**Residential Land For Sale**

Wednesday, 24 April 2024

9 Macnaghten Road, Dover, Tas 7117

Area: 2 m2

Type: Residential Land



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## Offers Over \$345,000

Located right at the top edge of the seaside town of Dover, this property has many possibilities due to the very versatile Low-Density Residential zoning. Consisting of 5 acres (2.037 ha), of mostly level land, and with easy access from the council maintained MacNaghten Rd, and town services available nearby, makes this property very desirable. A real bonus is the quaint cabin already on-site, complete with a water tank and power connected. This is a great little studio ideal to get you started, whilst you build or use it as your weekender for holidays. There is a large clearing as you arrive at the property and then a fantastic section of native bush through the middle. On the other side, there is a partly fenced pasture paddock. Something very special about this property is not only do you have a view down to the glistening blue water of Port Esperance Bay on one side, but also a great view to Adamsons Peak on the other. This classic pyramid shaped mountain is snow capped throughout winter, creating a very picturesque and idyllic outlook. Down at the bay, there are white sandy beaches to stroll along or pop in the kayaks for a paddle. The bay is renowned for good boating and fishing. Access to the south end of Bruny Island by boat is straight across the mouth of the d'Entrecasteaux Channel. Dover is the gateway to the great south west wilderness of Tasmania, offering plenty of adventure and hiking. If you are looking for an ideal sized property for your own home with views and space to spread out, right on the edge of the town, this is a little oasis complete with a quaint cabin ready for you to develop into your new lifestyle. There is even already a fenced area with newly planed fruit trees and plenty of room for the veggie beds and chicken coop. Or is it the development potential the attraction? The property currently comes with a fully approved DA for 3 villas to get you started, and has scope for further development into multiple blocks, (subject to council approvals of course). Even if the villas are not what you had in mind, the DA approval means all the reports and assessments to build on the property are done, no surprises to be concerned about, saving you a lot of time and expenses. This really is a unique offering with so much potential, whether you simply enjoy it as is now, take advantage of the development ability or both! Please contact us for further information or to arrange a meeting on site.