

717 West Tamar Highway, Legana, TAS, 7277



House For Sale

Friday, 30 August 2024

717 West Tamar Highway, Legana, TAS, 7277

Bedrooms: 1

Bathrooms: 1

Type: House



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Great Development Opportunity or a Business take over!!

Are you looking for your next project? Positioned on approximately 1.21 hectares of prime land, 717 West Tamar Highway, Legana presents an incredible opportunity with endless possibilities. Whether you are considering continuing an already established business, pursuing a development venture (STCA), or exploring subdivision potential (STCA), this property has it all.

Currently operating as Legana Plant Plus, a successful and well-regarded business in the community, the sale includes the freehold, encompassing both the expansive land and the substantial sheds. The impressive array of sheds come equipped with power, providing immediate utility for various uses. A standout feature of the property is the 25kW solar panel system, offering a sustainable and cost-effective energy solution.

The property's location within Legana, one of Launceston's most dynamic and rapidly evolving suburbs, adds an additional layer of value. Legana has seen significant residential and commercial growth over the past few years. For the astute developer, the property's zoning as Low Density Residential offers a wealth of opportunities. Whether you're considering a large-scale development project (STCA), a strategic subdivision (STCA), or even the creation of a new residential community, this property provides the flexibility to make your vision a reality. The potential for a strata development (STCA) accommodating up to 10 units is particularly enticing, given the area's increasing demand for residential housing.

Legana's strategic position along the West Tamar Highway ensures excellent connectivity to Launceston and surrounding areas, further enhancing its desirability. The suburb is well-served by a range of amenities, including shopping centres, schools, and recreational facilities, all contributing to the area's increasing popularity among families and professionals. This prime location, combined with the property's extensive land size and versatile zoning, presents a unique opportunity to create something truly special.

Please note that any development plans are subject to council approval, and we encourage prospective buyers to conduct their due diligence to ensure the feasibility of their specific project on this property.

For more information or to arrange a viewing, please contact Richard from Sims for Property.

Key details:

- Land size 1.21ha approx;
- Vast amounts of possibilities including development and subdivision opportunities (STCA);
- Established sheds with power;
- Zoning of Low Density Residential;
- Selling the freehold (land and sheds);
- Main shed includes 25Kw solar panel system;
- Currently ran as a well-known and established Plants Plus business.

Land Size: 1.21ha

Municipality: West Tamar Council

School Catchments: Riverside Primary & Riverside High School

Zoning: Low Density Residential

Sims for Property 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.