

**1278 Lyell Highway, Sorell Creek, TAS, 7140**



**Land For Sale**

Tuesday, 8 October 2024

1278 Lyell Highway, Sorell Creek, TAS, 7140

Type: Land



Steve Jury

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## River and Rural Views

Situated 4km out of New Norfolk on the way to Hobart is this Rural Resource land. Once used as a workshop and showroom this property has potential. Currently having a large 24sqm shed and a separate 14sqm storage shed as well as a huge concrete slab, the property lends itself to most manufacturing pursuits, a rural home or maybe even a development next to the River Derwent. Being so close to services and on a bus route the land gently slopes from the highway into the River Derwent, a tourism venture with paddle boats and restaurant, or a quiet family home with wonderful access to the river this is an opportunity that doesn't come along too often.

The property comprises two waterfront titles within a Rural Resource zone. Given surrounding uses are mainly rural lifestyle it would be likely that a residential dwelling on each title would not be refused. This allows for the potential purchaser to either operate a small business, have a home business and or use the existing sheds. As the new owner you could develop the property and construct a new home on each of the titles. Either way S.T.C.A the potential of this river front land lot is huge.