

1279 Lyell Highway, Sorell Creek, TAS, 7140



Land For Sale

Thursday, 10 October 2024

1279 Lyell Highway, Sorell Creek, TAS, 7140

Type: Land



Mark Weaver
0418224840

Dream development opportunity by the river

This ¾ acre block, situated close to the banks of the Derwent River in stunning Sorell Creek is sure to excite those interested in building their dream home in a semi-rural setting, yet just 5 minutes out of major township of New Norfolk, and less than 30 minutes into the Hobart CBD.

With all services connected and already established buildings in place, this property is ready made for your dream development. An existing home, originally built in the mid 50's provides a footprint for your dwelling; however, this building is not currently liveable. There are some salvageable components of the building that you might choose to access, enabling your development to be conducted that little bit more cost effectively (S.T.C.A.)

An adjacent carport is in good condition and boasts a 12 Panel/kw solar system (there are also 8 panels on the house roof), from which to offset your future power costs. Furthermore, a secure 20- foot container provides excellent storage or potential for a temporary shelter whilst you build (S.T.C.A.).

The block provides an excellent gradient on which to build on, an easy slope to live and work around, but elevated enough for you to capture some amazing Derwent River views (S.T.C.A.). The property is fully fenced, accessed via an established driveway, and features striking conifer boundaries to ensure your privacy. Zoned Rural Resource, these opportunities are rare, so contact Mark today to ensure you do not miss out!!

- Derwent River views accessible*
- All services connected, established driveway
- Existing carport, main dwelling footprint
- 20-panel solar system, secure 20-foot container
- 5 minutes from historic New Norfolk
- Fully fenced, zoned Rural Resource

Contact Mark Weaver to discuss today.

Council Rates: \$1,600 (Approx. p.a.)

Water Rates: \$1,000 (Approx. p.a.)

Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.