

35A Falmouth St, St Helens, TAS, 7216



Land For Sale

Friday, 30 August 2024

35A Falmouth St, St Helens, TAS, 7216

Type: Land



Heidi Howe
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IMMENSE Investment Returns

This is an opportunity that will have investors in rapture! With 108 lots designed to be developed on this 42 acre residential land, it's ready for you to pick up, develop and cash in.

With sensational bay views and ranging to quiet corner blocks from 515m² - 4200m², the subdivision will cater to buyers in all categories. Premium land buyers will snap up the blocks with jaw dropping views and pay premium dollars to match, so now it's up to you to realise the returns. Wrapping around the elevation of Georges Bay and with views to the north and east, 35a Falmouth Street, St Helens is a developers dream.

Designed to the current planning scheme with initial bush fire, flora & fauna, and traffic assessments completed, this general residential zoned land is a low risk investment. Consultant architects and designers have devised a plan to maximise lifestyle, roads have been mapped to minimize engineering, they have purchased rights for drainage and assessed waterways and access - seriously, the hard work is done!

With 108 lots, the return on investment is profound. A conservative return on the sale of 108 lots in the vicinity of \$20,000,000 is realistic in the current market - which makes this a very sound investment. Of course, if you are simply looking for a very impressive general residential allotment on 42 acres to build your dream home - this is also for you!

For further information or to book an onsite visit please contact the listing agent Heidi Howe and her team today.

PROPERTY INFORMATION:

Land Size: 170900m² (42.2 acres)

Zoning: General Residential

Included in Sale: Preliminary planning assessment, subdivision design, traffic impact report, floor and fauna report

St Helens is the gateway to the world famous Bay of Fires and is 2 hours from Launceston or 3 1/2 hours from Hobart. The largest town on Tasmania's east coast and is the beginning of the world famous Bay of Fires. St Helens is complimented by a 10 bed hospital, dentist, vet, district school, government agencies, fishing port, mountain bike network, thriving dining and retail scene. Industry is primarily based around tourism, hospitality, fishing, education and health services. St Helens is a vibrant and friendly community. Take a moment to view the videos linked to this listing to see the benefits of living in this area!

Harcourts St Helens 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.