

Lot 1 Shield Street, Huonville, Tas 7109

Residential Land For Sale

Monday, 18 March 2024



Lot 1 Shield Street, Huonville, Tas 7109

Area: 7 m2

Type: Residential Land



Nick Bond
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Expressions of Interest closing April 17th 2024

Located right in the heart of the Huonville township between the Main Street, the Huon River and the townships growing residential developments, is this prime parcel of land partially zoned General Residential and partially zoned Low Density Residential. This significant parcel of land has the potential to be an integral piece of the development of the Huonville town centre for years to come, offering an ideal place for elderly residents to be located in a central level area close to all of the town services. Adjoining the Skinners Track walking trail on one boundary that provides access to the Esplanade and the Huon River and with the reserved land, council owned land and residential developments as neighbours this parcel under the current zoning lends itself to approximately 40 lots, comprising a mixture of smaller lots in the General Residential section and larger 1000m² to 2000m² lots in the Low Density section subject to relevant approvals. The land is subject to major level flooding in the lower sections with around 1/4 of the land being excluded from the potential development areas in the concept plans prepared for the owners for a residential subdivision development. Huonville is the hub of the Huon Valley, located 30 minutes from Hobart, in the centre of a large area consisting of many smaller villages and towns with the main employment being in aquaculture, agriculture, tourism and forestry industries. Huonville was gazetted as a high growth area under the Southern Tasmanian land use strategy in 2012 and is a key area for a regional hub in the south of the city area for the future growth of Tasmania. In addition to the subdivision development, an alternate option could be a multi unit, aged care or multi story development with the potential adjacent linkages. Securing this parcel while available could be a great investment for you into the future. For sale by expressions of interest closing 17th April 2024. Rates \$1,500 approx pa