

# Lot 28 to 33, 74 Sugarloaf Road, Risdon Vale, Tas 7016

T.G. NEWTON

## Residential Land For Sale

Monday, 3 June 2024

Lot 28 to 33, 74 Sugarloaf Road, Risdon Vale, Tas 7016

Area: 4935 m2

Type: Residential Land



Andrew Wells  
0402377730



Shenna Rawlings  
0498049644

## **EOI Closing 30th June 2024**

Discover an exceptional development opportunity at Lots 28 to 33 - 74 Sugarloaf Road, Risdon Vale, with approval granted by the Clarence City Council for 15 stylish units. These units feature three distinct design types, ensuring a variety of appealing options for prospective buyers. Each unit offers two spacious bedrooms, two modern bathrooms, and secure garage parking, catering to contemporary living needs. Additionally, select units include a second living space, providing the flexibility to create a third bedroom or home office, enhancing the property's versatility. The sale is inclusive of all plans and approvals acquired to date, streamlining the development process and reducing initial overhead costs. This project offers an outstanding investment opportunity for developers, promising excellent returns and significant potential for profit. With the current demand for quality housing in the area, there is a substantial opportunity for developers to achieve impressive margins by developing and selling these units. This development promises to be a valuable addition to any property portfolio, providing both immediate and long-term financial benefits. Take advantage of this prime real estate opportunity and realize the full profit potential of this strategically approved project.