

Lot 3 Channel Hwy, Woodstock, Tas 7109

Sold Residential Land

Thursday, 21 March 2024



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Area: 11 m2

Type: Residential Land



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\$610,000

Encompassed by superb, picturesque valley surrounds this 28-acre lot comes with council-approved development plans to build a home with splendid water & mountain views. The land has over 800m of frontage to the adjoining crown riverfront reserve and the property includes an easily accessible private licensed jetty at approx. 5m river depth. The land is mostly comprised of near-level pasture (approx. 17 acres) and includes 2 large dams. Prime farming ground if desired, or a convenient hobby farming & lifestyle opportunity. Multiple gated access points from the main road and power by the roadside boundary. The approved development plans are for a 2-bedroom residence and a workshop/studio to be built near the North end of the property. Gleaming views across the Huon River to the West and far-reaching views to Sleeping Beauty to the North. Good sunlight hitting the land and house site throughout the day. The approved plans are still valid through to Dec 2024 and can potentially be amended by the new owner if they wish to make changes to the existing design (STCA). Option also exists to consider purchasing the cottage next door on a separate, adjoining title. A rare opportunity, with very few properties in the area that enjoy a private jetty. A convenient location within comfortable reach of town & city. Approximately 5 minutes to Huonville, where an abundance of shops & services are available. Enjoy a relaxed lifestyle in the increasingly popular Huon Valley. Lovely views in each direction and versatile options for property use. Approximately 35 minutes from Hobart. Call today for more information and to arrange an inspection. Disclaimer: The information contained in this listing has been supplied to Win Em All P/L trading as Homelands Property from a variety of sources and to the best of their knowledge. The Agents are unable to verify whether the above information is accurate. All interested persons should make and rely upon their own enquiries in order to determine whether or not the information is, in fact accurate.