

Lot 3 Upper Mill Road, Hamilton, Tas 7140



Residential Land For Sale

Monday, 18 March 2024

Lot 3 Upper Mill Road, Hamilton, Tas 7140

Area: 2226 m2

Type: Residential Land



Mark Weaver
0418224840

Offers over \$115,000

Overlooking the Georgian and early Victorian Derwent Valley settlement of Hamilton, Lot 3 Upper Mill Road is awaiting your inspiration. This vacant parcel of land is ideal for creating your heavenly Hamilton haven, providing expansive views of the village, nearby farmland and further out towards Mt Field National Park, Wylds Craig, and Mt Thunderbolt. Offering 2226 sqm (half an acre) of land, the current owners have had both a detailed contour survey of the land and Geotechnical Assessment conducted, available for your review. Overhead powerline and Telstra (phone) connection are available for building projects, whilst the property has been fully fenced, all ready for your livestock and/or pets. Zoned 'Village' under the Tasmanian planning scheme, the land use options are varied and flexible. Settled upon the banks of the River Clyde, Hamilton was settled in the 1830s and was once a bustling frontier settlement with a collection of historical stone buildings dating from the 1840 and 1860s. Locals and visitors to the village of Hamilton can enjoy a light lunch at Jackson's Emporium (circa 1856) or a beverage at the Hamilton Inn, as the village is the perfect rest stop for commutes to Hobart, the West Coast or Central Highlands. Hamilton is 74km southwest of Hobart along the Lyell Highway, 25 minutes drive from New Norfolk and 15 minutes inland to Bothwell (home of the oldest golf course in Australia). There is excellent fishing on offer at nearby Lake Meadowbank, whilst more recently developed local tourism ventures include Curringa Farm and Lawrenny Estate Distillery. Whether it be a permanent residence, weekend haven or investment asset, make this exciting parcel of land yours today by calling Mark Weaver on 0418224840. Zoning: Tasmanian Planning Scheme - Village Zone 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.