

**Lot 38, 10 East Bagdad Road, Bagdad, Tas 7030**

**Sold Residential Land**

Wednesday, 28 February 2024

**Roberts**  
real estate

Lot 38, 10 East Bagdad Road, Bagdad, Tas 7030

Area: 778 m2

Type: Residential Land



Tony Bacic

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**\$270,000**

Originally home to the Mumirimina people, the 'Vale of Bagdad' was settled in 1815 by Royal Marines private, Hugh Germain. In the mid to late 1880s, the land was used as a thriving orchard, supplying George Peacock, Henry Jones, and later IXL on Hobart's bustling waterfront. The fruit from this fertile valley was taken by horse and buggy to Hunter Street wharf and turned into jams that were sold throughout the empire. Centrally located within the historic township of Bagdad, this beautiful valley position is home to historic mansions, and rolling farmlands and is located within:

- A 35-minute drive along the Midland Highway to Hobart;
- A 10-minute drive north of Brighton, home to supermarkets, hotel, bakery, and Tasmania's proposed \$50m high school;
- A 12-minute drive to Brighton Industrial Estate - Hobart's largest new industrial and transport hub;
- A 25-minute drive to Glenorchy's commercial centre, the epicentre of Hobart's northern suburbs and home to a host of amenities.

'Orchard Estate' is the largest land release ever seen in Bagdad and will comprise, when complete, 56 building blocks. Zoned 'Village' under the Southern Midlands Planning Scheme this level land has a minimum lot size of 600sqm, ensuring this new community has the perfect balance of spaciousness without the need to sit on a mower all weekend! Accessed via a tree-lined boulevard, the blocks will vary in size between 621sqm and 997sqm. The blocks are never level ensuring cost-effective building of your dream home. Lot 31-36 - \$245,000 Lot 37 - \$255,000 Lot 38 - \$260,000 Lot 39 - \$230,000 Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.