

Lot 6 - 8 Stowport Road, Wivenhoe, Tas 7320



Sold Residential Land

Friday, 3 May 2024

Lot 6 - 8 Stowport Road, Wivenhoe, Tas 7320

Area: 4130 m²

Type: Residential Land



Jake Hedrick
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\$100,000

Willingly waste your time looking out over the ocean. From this location you can see the coming and going of the ships in Tasmania's largest port, and the forever changing piles of woodchips. This 1.02 Acre (Approx.) bush block has already had some of the hard work done for you. Leveling of the potential building site has been completed. Documentation from the Geo is available. The final stage would be to completed a Discretionary permit* prior to the building application process (STCA). Below is a list of pricing on potential properties suited for 6-8 Stowport Road (STCA). Provided by a local building firm. (Prices are GST inclusive, and are just a guide) •Aon 132 - \$380,000.00 (Approx.)•Jade 121 - \$352,000.00 (Approx.)•Elwood 145 - \$412,000.00 (Approx.)•Apollo - \$635,000.00 (Approx.)For further information or to arrange a private inspection please contact Jake! *Discretionary Permits (<https://www.burnie.net/Development/Planning/Do-I-need-a-permit-to-use-or-develop-land>)If the grant of a permit is discretionary, the Burnie planning authority must notify all adjoining owners and occupiers, place a notice on the site, and place a notice in the Advocate newspaper to advise of the application. A period of 14-days must be provided during which any interested person may inspect the application and make representations in writing in relation to any matter relevant to the discretion to be exercised.The planning authority must not make a decision on the permit application until after the exhibition period is ended; and must take into consideration any matter in a representation that is relevant to the discretion to be exercised.Please Note - a permit requirement under the Land Use Planning and Approvals Act 1993 is not an approval to carry out building or plumbing works regulated under the Building Act 2016. A separate approval process may apply for demolition, building and plumbing works. "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."