

362 Old Station Road, Lower Snug, Tas 7054



Residential Land For Sale

Wednesday, 19 June 2024

362 Old Station Road, Lower Snug, Tas 7054

Area: 10 m2

Type: Residential Land



Sam Monks

0400007788

Offers Over \$850,000

Here is your opportunity to secure a rare parcel of land set on 10.25 hectares of stunning semi cleared bushland adjacent to the Conningham Nature Reserve and local amenities. DA approval for a beautiful 5-bedroom home is available for the lucky purchaser. Property detail:

- 25 Acres Rural Resource Zoned land, water views available across to Bruny Island
- Cleared house site and approved plans, including engineer plans for a 5 bedroom house - can lodge a start works notice and start building
- Infrastructure includes gravel sealed driveway, wastewater system (Enviro-cycle) for 5 bedroom house and shed, plus electricity into the shed and house site
- Council approved house plans for a 2 story, 5 bedroom open plan lifestyle property

Shed detail:

- 18m x 15m Colourbond warehouse shed, 6.3m high at gable
- High bay LED lights, 3-phase electricity at the shed
- Sealed floor and 4 roller door access
- 20,000L rainwater tank
- Driveway access to all four roller doors
- Bathroom, including shower, toilet and basin, with hot water cylinder, wastewater and electricity
- Two offices with kitchenette (or living quarters STCA), fully insulated with heat pump

Built: 2023
Construction: Colourbond
Council Rates: Approx. \$1400
Water Rates: Approx. \$NA

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