



## GENUINE DEVELOPMENT OPPORTUNITY - APPROVED 71 RES. LOTS

The 'Great Shift' is on!

In light of events over the course of 2020, many Australians are casting their eyes toward regional areas, to find a different pace and peace of mind - away from hectic city life.

One of the areas clearly in their sights is Tasmania, and specifically the magical, unspoiled North-West.

The Jewel in the Crown is Ulverstone - where sea and green changers are moving to and will continue to do so.

It is also a 'hot-spot' for first home buyers based on affordability and relaxed lifestyle.

Here is an opportunity for developers and property entrepreneurs to take advantage of the current, and likely future demand for residential property in around the 'Central Coast' of Tassie.

At a glance this 18.4 acre, residential block offers:

- Approval for 71 Residential Lots
- Sized between 650sqm and 1300+ sqm

📏 73,800 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	8
<b>Land Area</b>	73,800 m2

### AGENT DETAILS

Craig Heppell - 0400 180 515

### OFFICE DETAILS

Ulverstone Real Estate  
0400 180 515

- Likely current average retail price on each is \$100,000 - \$120,000
- Ready to go Building Approval on the first 14 Lots
- A large 3 Bed, 2 Bath, 4 Car brick home already in place with likely rental return of \$450pw
- Varying views of the Dial Ranges, Leven River and Bass Straight
- A 3 minute drive into the thriving heart of Ulverstone, 15 minutes to Devonport (the Gateway to the North West) and just over an hour's drive to Launceston.

This is a genuine sale as the owners' health has brought about their decision to sell.

Don't miss this REAL opportunity to take advantage of a very healthy property market here in the North West.

Simply contact Craig for an initial chat and full disclosure on all relevant details regarding approvals and requirements to bring these residential lots to market.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*