



192 Abbotsfield Road Claremont, TAS 3 1 1

### Exciting Development Opportunity Not to be Missed

This is a significant opportunity to capitalize and secure prime land for a development opportunity (STCA).

The property is located within 5 minutes from the centre of Claremont and is close to all facilities.

The property comprising of 3 Titles, with a zoning of General Residential, is a total of 1.61ha approximately and will be sold as one.

The three-bedroom, one- bathroom house located on 632sqm (approx.) is in immaculate condition and is complemented by well maintained gardens and offers fantastic views over the adjoining titles.

The wonderful gardens inclusive of a variety of fruit trees and vegetables extends onto a further 783sqm of vacant prime land.

There are a total of two access points to the property directly off Abbotsfield Road, and ...

**Price:** Expressions of Interest



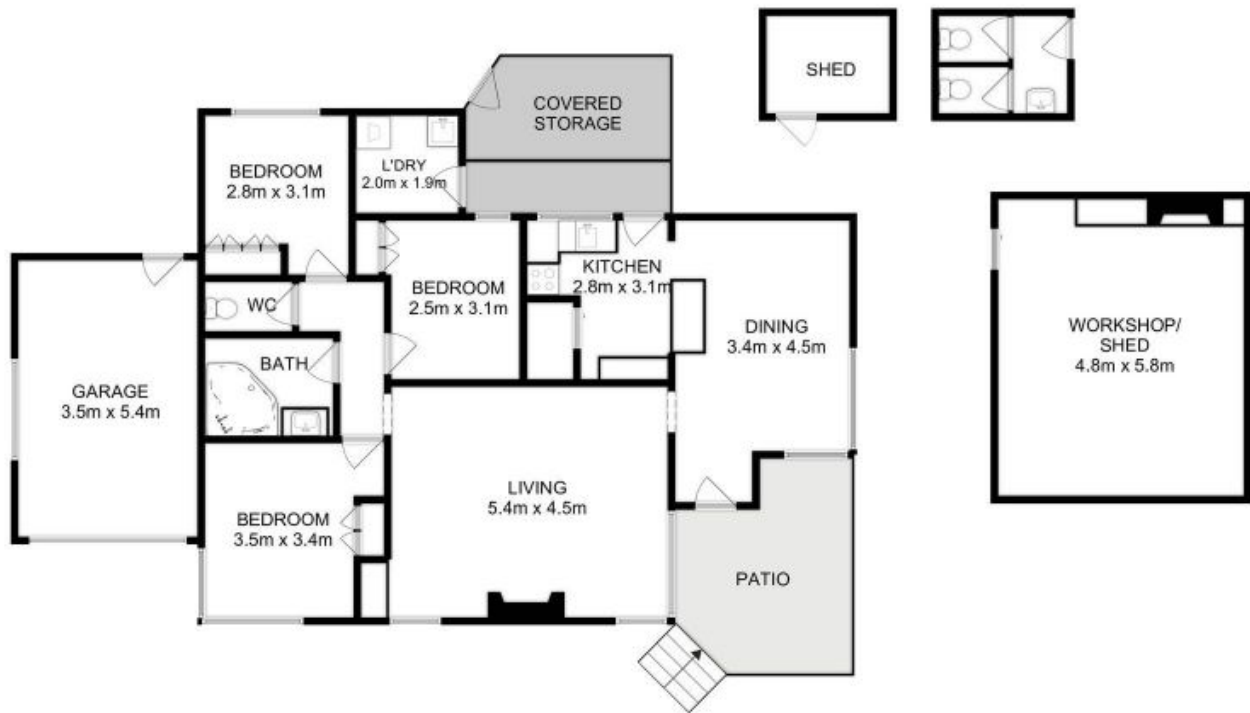
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Total Approx. Floor Area (inc. Garage) : 125 sqm  
 Total Approx. Outbuilding Area : 38 sqm

All measurements are internal and approximate.  
 This plan is a sketch for illustration, not valuation.  
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