



22 Cascade Dam Road, DERBY, TAS 7264

Land In Derby – Luxurious opportunity

2.08 hectares, 5.14 acres

This is a great opportunity to own two titles covering more than two hectares (5 & 1/4

TYPE: Sold

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acres) in Derby. Both adjoining vacant bush blocks represent having a significant stake in a great setting overlooking this popular town. Fall in love with both blocks that sit amongst Tasmanian ferns, native trees and wildlife making this a very special place.

The smaller title was the site for the original mine managers cottage and the ruins of the chimney are still visible amongst the ferns. A stone built race adds a romantic twist to its former history. The larger title has a driveway and privacy gate leading upwards that surrounds the smaller block and is peppered with various old hardwood trees such as peppermint, blackwood and cedar.

Both titles are elevated and North facing offering incredible views across Derby and all the way across to Mount William on the coast. More importantly both blocks feature direct extensive frontage onto Cascade Dam Road where the primary shuttle road leads to Black Stump. Cascade Dam Road is where so many of Derby's mountain biking adventures begin.

The land is conveniently zoned 'Landscape Conservation Zone 22.0' which lends itself for use as an "associated tourist operation" or you can simply make it a fabulous house site.

The zoning allows for either or both opportunities so being close to town you could enjoy a house with a tourist operation if desired or relax and live amongst the pristine landscape.

Situated opposite the iconic Trail View House, high above the township yet merely minutes away from all the action, this exceptional site suggests outstanding scope as a place to live, work and play in one of Tasmania's most highly regarded world renowned visitor destinations.

Explore the potential and pursue the possibilities defined by outstanding natural beauty. Fall in love with both blocks today and secure a superb opportunity. Jump in and create a spectacular, rewarding future on two long held titles in this unforgettable beautiful area.

- Land Area 2.0800 hectares

INTERNET ID: R23894981

SALE DETAILS

Offers Over \$299,000

CONTACT DETAILS

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