



75 Main Street, DERBY, TAS 7264

Prime Position & Spectacular Development Scope

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.



## 1,191.00 square metres,

This might just be the best vacant lot in Derby. It's not only a prime piece of land, but also a landmark!

Elevated, overlooking the pump track, the trail head and the footbridge over the Ringarooma River to Derby Lake and the famous floating sauna, these instantly enticing dimensions represent hugely rewarding blank canvas possibilities, zoned 'Village', offering options for commercial and/or residential development enhanced by extensive street frontage and easy access from Main Street.

Visually impressive, providing strategic proximity to all the town's current commercial operations and natural assets, this outstanding property invites you to seize the opportunity to dream, design and deliver Derby's newest successful business or accommodation venture. If you've ever considered the question - 'what does Derby need next?' - this unmissable, unforgettable site can supply the answer!

Already world renowned as a mountain biking destination, enhanced by a range of additional recreation attractions, Derby's status is set to ascend to a whole new level with the advent of the Shimano Trail Born initiative due to start construction, ready for the 10th anniversary in April 2025.

As Derby's 10th anniversary year approaches, capturing this block is an astute investment in a setting that's simply the best and can become even better!

Derby is 34 Km from Scottsdale and 95 km to Launceston. Tourism is booming in North East Tasmania with Internationally ranked Barnbougle and Lost Farm Golf Courses, Wineries and of course the capital of mountain biking in Australia, the Blue Derby MTB trail network on our doorstep.

Expressions of Interest closing Monday 2nd December 2024 at 5pm

- Land Area 1,191.00 square metre

**TYPE:** For Sale

**INTERNET ID:** R24310713

### SALE DETAILS

**Offers Over \$549,000**

### CONTACT DETAILS

**REX Launceston**

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