



*INDICATIVE OUTLINE



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5 Nursery Road, BRANXHOLM, TAS 7261

Take A Stake In Branxholm's Future

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.

1.01 hectares, 2.50 acres

Branxholm's ideal setting between Scottsdale and Derby highlights its potential to tap into the popularity of the area as mountain biking orientated visitor numbers become more broadly based and the attraction of a relaxed regional lifestyle gains greater recognition.

This substantial 2.5 acres approx. allotment in the middle of town makes perfect sense as a strategy for capitalizing on Branxholm's advantages, today, tomorrow and further into the future.

Level, easily accessed and positioned moments from the local supermarket, restaurants, the café and the pub, the opportunity to pursue sub-division and development ideas, STCA, is complemented by the positivity of the township as Branxholm's pharmacy is freshly opened and the seasonal boom gains momentum.

Pre-existing concepts for six self-contained, single level units illustrate one concept for maximizing the block's exceptional dimensions but the freedom to dream, design and deliver alternative projects of your own choosing is clearly one of the allotment's key assets.

An opportunity of outstanding scale and scope on a property that's ideally positioned, poised for success and future proofed! A convenient commute that's quicker by car but equally appealing by the Branxholm Link bike trail brings you to Derby â## renowned world-wide for its mountain biking, its sauna on the lake and its great growth as a visitor destination set to be celebrated by a ten year anniversary in 2025.

Branxholm is located 95km from Launceston, 25km from Scottsdale (the service hub of North East Tasmania), and 10km from Derby, home of the famous Blue Derby Mountain Bike Trails.

- Land Area 2.5000 acres

TYPE: For Sale

INTERNET ID: R24318457

SALE DETAILS

Offers Over \$479,000

CONTACT DETAILS

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