



45 Scott Street, BRANXHOLM, TAS 7261

Prime development opportunity – Branxholm Village Zoning

1,947.00 square metres,

A vacant allotment in the country township of Branxholm, offering outstanding potential to design and develop (STCA) in a region experiencing strong, sustained demand.

TYPE: For Sale

INTERNET ID: R24835460

SALE DETAILS

This substantial elevated site enjoys northern light and sweeping rural views, with town

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.

water and power available nearby. Shops, cafÃ©s, the community pool, recreation spaces and the classic country pub are all close by. Derby's world-renowned mountain bike trails â## including the scenic Valley Ponds connector trail â## and the iconic floating sauna further enhance the appeal for residential or short-stay accommodation use.

The area continues to grow, with the Derby Wellness Centre scheduled to begin construction in January 2026, adding further interest and investment to this thriving region.

\$220,000

CONTACT DETAILS

REX Launceston
54 Cameron Street
LAUNCESTON, TAS
03 6333 7888

Justin Wiggins
0438 522 876

Development Progress

Council approval pending for:

- 1 # crossover
- 3 # stormwater exit points
- 3 # TasWater connections

Submitted with subdivision application:

- Wastewater plan for all three blocks
- Surveyed subdivision plan

Whether you build your dream home, complete the subdivision, or create short-stay accommodation close to Derby, this property presents a smart investment and one of Branxholm's most promising opportunities.

Local amenities: IGA supermarket, hotel, eateries, community pool, mechanic, sawmill, and easy access to surrounding farms and forestry.

- Land Area 1,947.00 square metre







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.