



9 Valleyfield Road, Sorell

## Sorell - TITLES NOW ISSUED!

Ant's "Fluff-Free" Description...

Welcome to Valleyfield Estate - a boutique rural-lifestyle release just minutes from Sorell's shops and schools and an easy run to the airport and Hobart. Room for the big shed, the veggie empire, a few chooks and the family dog that thinks it's a lawnmower. Blocks from around 8,000m<sup>2</sup>/u178? up to 1.8 ha, many with a country outlook and that calm creekline vibe.

Why Valleyfield works

- Real space - mostly 1.0 ha lots, with smart 8,000m<sup>2</sup>/u178? to 9,400m<sup>2</sup>/u178? options and one at 1.8 ha for the go-big crowd.
- Thoughtful planning - internal access designed at 6.0 m wide with reciprocal rights of way for simple, sensible movement.
- Build with confidence - indicative 20 m x 15 m building rectangles appear on every lot to satisfy the Scheme, plus BHMP building areas and 270m<sup>2</sup>/u178? on-site wastewater zones identified.
- Straightforward due diligence - standard Tasmanian planning

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



LAND 8,015 m<sup>2</sup>

**FOR SALE**

Starting from Offers Over \$425,000

**AGENTS**

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**AGENCY**

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layers considered, including bushfire, waterway and coastal protection around the creek section.

#### Fast facts

- 15 lifestyle lots
- Sizes from approx 8,008m<sup>2</sup> to 1.8 ha - most at 1.0 ha
- Quiet country setting close to Sorell amenities
- Titles expected soon - act early to secure your pick

#### How to buy

1. Pick your lot.
2. Request the due diligence pack.
3. Lock it in with the contract and start planning the shed.

#### Straight talk

If you've been waiting for space without moving to the middle of nowhere, this is it. Valleyfield is the sweet spot - big, usable land with a proper rural feel and a stress-free run to town. When titles land, the phones will melt. Get in first.

Onwards and upwards to your slice of Sorell paradise!

"I Work Harder - It's THAT Simple!"

#### QUICK REFERENCE - Lot sizes

- Lot 1 - 1.00 ha
- Lot 2 - 1.122 ha
- Lot 3 - 1.12 ha
- Lot 4 - 8,008m<sup>2</sup>/u178?
- Lot 5 - 8,019m<sup>2</sup>/u178?
- Lot 6 - 1.328 ha
- Lot 7 - 1.278 ha
- Lot 8 - 1.761 ha
- Lot 9 - 9,419m<sup>2</sup>/u178?
- Lot 10 - 1.001 ha
- Lot 11 - 1.00 ha
- Lot 12 - 1.001 ha
- Lot 13 - 1.006 ha
- Lot 14 - 9,006m<sup>2</sup>/u178?
- Lot 15 - 8,275m<sup>2</sup>/u178?

Disclaimer: lot areas and siting are indicative and subject to final survey and approvals. The 20 m x 15 m rectangles are for Scheme compliance and don't restrict final house location. Always rely on the contract plan and council documents.

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

#### MORE DETAILS

Property ID	E2J1F
Property Type	Residential
Land Area	8015 m <sup>2</sup>

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