



## South Hobart, 438 Strickland Avenue

A rare bushland opportunity!

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

Looking for the best of both worlds?

This stunning 923m2 (approx) vacant allotment in South Hobart's leafy foothills delivers absolute tranquillity while keeping the CBD within easy reach.

Build your dream escape in a sought-after location, surrounded by breathtaking natural beauty and modern conveniences.

The Land & Features:

\* Expansive 923m2 block - generous space for a creative, architecturally designed home



LAND 923 m2

**For Sale**

Offers Over \$395,000

**Contact**

**Ant Manton**

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**Zac Flanagan**

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**Disclaimer:** 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.

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(03) 6272 8177



- \* North-facing aspect - bathed in natural sunlight for warmth and energy efficiency
- \* Lush bushland setting - enjoy peace, privacy, and a stunning green backdrop
- \* Gently undulating terrain - natural terrace for an interesting and dynamic build
- \* Fully fenced - secure and ready for development
- \* New concrete driveway & crossover - easy vehicle access straight to the block
- \* TasWater connected - full water and sewer services already in place
- \* Bonus 3x3m2 timber cabin - perfect for a studio, home office, or weekend retreat

#### Location & Lifestyle:

- \* Kunanyi/Mt Wellington at your doorstep - endless hiking, cycling, and nature adventures
- \* Direct access to Hobart Rivulet Trail - walk, ride, or run straight into the city
- \* South Hobart's vibrant village hub just minutes away - cafe, retail, and essential services
- \* Fern Tree eatery & food store nearby - grab a coffee or supplies on the go
- \* Choice of public transport routes - options via Strickland Avenue or Huon Road
- \* Just 7 minutes to the city by car or bike - unbeatable convenience

#### Important Details:

- \* General Residential Zoning - great flexibility for development
- \* Bushfire-Prone Area Overlay - build smart with safety in mind
- \* TasWater sewer & water infrastructure - no extra connection dramas
- \* A rare find in a premium location - land like this is in high demand, so snap this up before someone else does! Call today for more info.

Onwards and upwards to your South Hobart building site!

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

Disclaimer: 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.



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## More About this Property

<b>Property ID</b>	5VMDFCS
<b>Property Type</b>	Residential
<b>Land Area</b>	923 m2

### Ant Manton 0408 621 856

Real Estate Agent | [antmanton@ljhookerpinnacle.com](mailto:antmanton@ljhookerpinnacle.com)

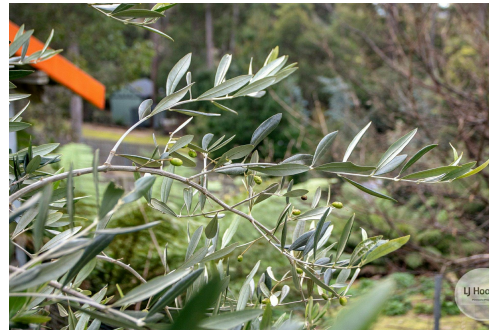
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