



1 Grace Street, Hamilton

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## Substantial Potential | Two Titles | Historic Heart of Hamilton

Development opportunity or the ultimate creative project? You decide.

Set on a substantial 2,431sqm level allotment across two titles, this property represents a blue-chip opportunity for developers, investors, and visionary renovators. Located within Hamilton's prestigious Heritage Precinct, this is your chance to secure a significant footprint in one of Tasmania's most iconic colonial townships.

The property: a blank canvas with infrastructure.

The 160sqm (approx) dwelling, built in 1984 on the site of a former colonial home, offers a unique foundation for its next chapter. While the interior is in need of refurbishment-having been utilized in recent years as an artisan's workshop and studio-the layout and infrastructure provide incredible versatility:

- Flexible layout: Three bedrooms plus two additional multi-purpose rooms-perfect for a large family home, professional studio space, or a dual-living conversion.
- Large shed: The property includes a substantial shed, providing immediate storage for building materials, or a dedicated space for a

**FOR SALE**

Please Call

**AGENTS**

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**AGENCY**

LJ Hooker Pinnacle Property

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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.

 **LJ Hooker**

home-based trade

- Artisan ready: The property was rewired in 2011 with the addition of 3-phase power, specifically to support workshop equipment and high demand creative tools.

- Services connected: Mains water and sewer are already on-site.

The land: Subdivide & conquer (STCA)

Rarely do blocks of this scale become available in the Village Zone.

With a level profile and existing dual titles, the potential for a boundary adjustment or subdivision (STCA) makes this a strategic land-banking play.

The location: where history meets lifestyle

Positioned directly across from the historic "Glen Clyde House" (c.1840s), you are surrounded by the charm of convict-built stone architecture and the serene River Clyde.

- Walk to everything: Moments from the 1826 Bar & Bistro, Auntie V's Cafe at the Hamilton Inn, and the local Post Office.

- The Best of both worlds: Enjoy the quiet, frontier spirit of a rural town while being just 30 minutes from New Norfolk and a comfortable 50-minute commute to Hobart's Northern Suburbs.

This is more than just a house; it is a high-yield project waiting for an astute buyer to unlock its true value.

Key Features:

- Substantial 2,431sqm level block across two titles
- Large shed for workshop or storage needs
- Village Zone with sewer & mains water
- 160sqm (approx) dwelling with 3-5 potential bedrooms
- Upgraded 3-Phase wiring (2011)
- Prime Heritage Precinct location

The information provided has been obtained from sources we believe to be reliable; however, we cannot guarantee its accuracy.

Prospective purchasers are advised to conduct their own investigations and seek independent verification of all details before entering into any agreement.

## MORE DETAILS

Property ID	MGJ1F
Property Type	House
House Size	160 m2
Land Area	2431 m2
Including	Toilets (1)
	Built-in-Robes

**Nicholas Emery 0439 554 623**

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This floor plan is for marketing purposes only and is to be used as a guide.

