

6 Chatsworth Street, Rose Bay




## Rose Bay - Development Opportunity in Blue-Chip Location

Ant's Fluff-Free Description...

Set your sights on something truly special - a massive parcel of land in one of Hobart's most sought-after suburbs, with serious development potential and jaw-dropping views to match.

What's on Offer:

- Enormous 1,369m<sup>2</sup> block in the General Residential Zone - ideal for redevelopment into multiple dwellings (STCA)
- Lapsed permit and full documentation for four townhouses included - originally approved under BPA-2018/345, providing a clear development roadmap
- Existing 3-bedroom, 2-bathroom home is spacious and comfortable, offering holding income or a live-in while you plan strategy

3  2  2 

**FOR SALE**  
Expressions of Interest

**AGENTS**  
Ant Manton  
0408 621 856  
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**AGENCY**  
LJ Hooker Pinnacle Property  
(03) 6272 8177

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**

- Elevated allotment with postcard views over the River Derwent, Tasman Bridge and kunanyi/Mount Wellington - a major buyer hook
- TasWater full service site - water, sewer and infrastructure all previously accounted for in design and engineering documentation
- Soil classification complete (Class M with fill-affected Class P areas) plus supporting reports including energy efficiency and stormwater/civil
- NatHERS-rated 6.1-star townhouses in the previous proposal - smart, sustainable design already scoped
- Floorplan and site layout available on request - let the vision come to life

#### Why Rose Bay?

- One of greater Hobart's most tightly held blue-chip enclaves
- Leafy, quiet streets with a strong sense of community
- Just a short walk to Rose Bay High and Montagu Bay Primary, and moments from Rosny College and Eastlands
- Easy access to the Hobart CBD - just over the bridge in under 10 minutes
- Close to foreshore trails, waterfront parks, rowing clubs, and kayak launches - the perfect blend of lifestyle and convenience
- Elevated properties here rarely change hands - and blocks this size are almost impossible to find
- A ready-to-roll site in an A-grade location - this one's all about position, potential and profit.

Call Ant Manton today for the full Development Information Pack. With the groundwork done, all that's left is your vision.

Onwards and upwards to your Rose Bay development 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.

## MORE DETAILS

Property ID	C0J1F
Property Type	House
House Size	165 m <sup>2</sup>
Land Area	1369 m <sup>2</sup>
Including	Toilets (2)

**Ant Manton 0408 621 856**

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House area: 165 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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