



17 Legge St, Fingal



EXCELLENT VALUE 7,348 M2 IDEAL BUILDING SITE

Located in the pleasant rural hamlet of Fingal in north-east Tasmania, you will find this gently-sloping, partially elevated building block of approx. 1.8 acres.

This mostly cleared property offers room enough for your dream home (STCA) along with your very own orchard, veggie garden, chooks, and even a pony or two. A semi-permanent watercourse provides drinking water for your animals most of the time.

There are several potential building sites on the block, with a level section at the front of the property, and a larger flat section at the rear of the block which offers lovely views of the surrounding farmland and mountains.

The property fronts a council-maintained, sealed road, with electricity, town water and sewerage all available for connection. Mobile phone coverage and free-to-air TV signal are both excellent here. With its long road frontage, there is abundant potential for subdivision (STCA).

Currently, the property is zoned Utilities, and this is reflected in the asking price. Because this zone is highly restrictive, the property will need to be rezoned to Village, Residential or similar to enable a home to be built. In the meantime, you can use it to run horses or sheep (as it is presently), grow veggies, or park a caravan and use it as your country getaway. Fingal is a small community on the banks of the South Esk River, well-known for its

 1  1  7,348 m²

Price	OFFERS OVER \$90,000
Property Type	Residential
Property ID	1533
Land Area	7,348 m ²

AGENT DETAILS

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Praveen Pant - 0432 256 682

OFFICE DETAILS

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trout fishing and scenic beauty.

Fingal itself boasts a 7-day supermarket, library, neighbourhood centre, two fuel outlets, mechanic, a number of churches and cemeteries, an oval, primary school and more. The Esk Main Highway runs through town, bringing tourists to the north-east of the state. Nearby there are numerous natural attractions such as Bare Rock (rock-climbing), Evercreech Forest Reserve and Mathinna Falls.

Fingal is located approx. 15 minutes from Avoca and St Marys, 25 minutes to the beautiful beaches of Falmouth and Scamander, 40 minutes to St Helens, 1 hr to Launceston airport and just over an hour to Launceston city. Hobart is a comfortable 1½ to 2 hours away.

An application to rezone the property to enable residential development is underway. Once this takes effect, the asking price will increase significantly. So act quickly if you want to secure this block at its current 'bargain basement' asking price.

For more information please contact Paul Scott at 0477771098 or Neha Suyal at 0490 120 104 or email pauls@tasbps.com.au

INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE Property AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF;

Please Note: All figures quoted are approximate.

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