

## TASMANIA NEAR HOBART

### GRANTON HEIGHTS SUBDIVISION and LAND

The Granton heights subdivision and land is for sale as one lot of 81.85 hectares.

The subdivision has some 70 ha of broad acre land left in two large titles together with 5 unsold lots worth around \$ 80,000 on average each. It boasts some of the best views in the northern suburbs, is only ten minutes from Glenorchy, and if Gillies road eventually opens will be even closer.

The land is situated along Granton Heights Road on the northern side of Blacksnake Lane Granton about 1.5 Km from the Brooker Highway that comes all the way from central Hobart. Blacksnake Lane is the last turnoff on the left before you get to the Bridge at Granton when travelling in a northerly direction from Glenorchy.

The area is zoned rural and rural residential with already subdivided allotments of no less than 1 hectare with title. We expect that the balance will be subdividable soon; you will however need to check with the Glenorchy council.

Now you can have some of the last land that will be available as larger allotments so close to Glenorchy.

### Subdivision and Quarry Stone

The property has some excellent stone on it and we were going to quarry and sell it to the contractors who take on rebuilding the Bridgewater bridge which is close by. As we built roads we would design them with excess cut for this purpose. Subdividing in this way would substantially increase profit. The Bridgewater bridge reconstruction project has been an election promise for some time!

### Power

Power is on the subdivision and land however you have to get it on to each block.

### Telephone

Telephone cables are laid in the area.

### Water

Although the Fenton pipeline runs through the subdivision at this stage the blocks are not connected to water.

### Sewerage

Septic tanks are required although the sewerage is not far away.

### Bus Services

Bus services are available at the bottom of Blacksnake Lane which is about a 10-15 minute walk from the subdivision.

### Rates

Council rates will vary with the allotment size however are reasonable. Rates are currently based on rural residential.

### Land Tax

As principal residences future owners would pay the minimum land tax. In the meantime land tax is based on rural residential.

### Soils

Soils are from black and very fertile to red based on dolerite. Further up the hill the soils are derived from limestone.

### Agriculture

The area is suited for hobby farms and agricultural pursuits. On the redder soils and soils based on dolerite the growing of grapes has been very successful in the area. In the past the land has been used for grazing.

### Views

All parts of the subdivision have superb views. As you wind up the road the views get even better and toward the top you can see all the way to the midlands or the Iron Pot.



## GRANTON HEIGHTS SUBDIVISION and LAND

- *Close to the City*
- *Views*
- *Excellent Soils*
- *Quiet*
- *Northerly Sunny Aspect*
- *In a Popular Area*
- *A Short Walk to Services*
- *The last large parcel of land left near Hobart?*



**For what is probably the last broad acre land left close to the city of Glenorchy and five subdivided blocks contact:**

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**<=New Norfolk**  
Clearing

*Snake Mount*  
Semaphore Station

Lot 14937  
app. 58 ha

Big Trees

Fern Valley

Lots 11, 12, 13  
2.8, 1.6, 3.2 ha

Lots 8, 10  
2.3, 1.0 ha

Clearing  
Lot 27226  
10.25 ha

**Hobart =>**

**Directions:**

Turn right up  
Granton Heights  
Road off  
Blacksnake Lane  
Granton. Take the  
left had gate at the  
top near the big  
tree. Turn right , go  
about 50 metres  
then take a left up  
the hill.

**..... Tracks**

**Orientation Map**



SCALE 0 495m