

## GRANTON LAND, TASMANIA NEAR HOBART

Possibly the last large parcel of land is for sale at Granton in Tasmania, Australia as one lot comprising over 80 hectares.

The land boasts some of the best views in the northern suburbs of Hobart and is only fifteen minutes from Glenorchy, and when Gillies road eventually connects will be much closer.

The land is situated to the north and west of Granton Heights Road and on the northern side of Blacksnake Lane about 1.5 Km from the Brooker Highway in Granton which comes all the way from central Hobart.

Driving from Hobart or Glenorchy Blacksnake Lane is the last turnoff on the left before you get to the Bridge at Granton when travelling in a northerly direction.

### Zoning

The land is zoned rural and rural residential

### Eco Future Resort

The higher levels of the land are ideal for a resort to enjoy the crisp air and views and an Eco-Future Resort has been planned

### Mountain Biking & Horse Riding

There is enormous potential on the west side for mountain biking and horse riding and a business plan is available.

### Agriculture

The area is suited for hobby farms tourism 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 lower slopes have been used for grazing.

### Power

Power is on the land.

### Land Tax

Land tax is based on rural residential zoning and future owners would pay the minimum for residences.

### Bus Services

Bus services are available at the eastern end 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.

### Sewerage

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

### Soils

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

### 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 and seems now to be a reality!

### Telephone

Telephone cables are laid in the area.

### Water

The Fenton pipeline runs through the land.

### 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.



### Features

- Close to the City
- Views
- Tourism Potential for Mountain Bikes
- Some Excellent Soil
- 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 or Hobart contact:**

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# Aerial View of Granton Land

