

**Lot 2/16 Nicholls Street, Devonport, TAS, 7310**



**Land For Sale**

Friday, 15 November 2024

Lot 2/16 Nicholls Street, Devonport, TAS, 7310

Type: Land

## **A Rare Find....**

Opportunity knocks not once but twice with the option to purchase Lot 1/16 Nicholls Street and/or Lot 2/16 Nicholls Street. (Separate Titles).

### **About the land....**

What a brilliant opportunity to secure vacant residential land approx. 100m from Devonport's most sought after address... Victoria Parade. Approx. 466m<sup>2</sup> of flat land with excellent street access and enormous potential. Services such as water and sewerage are connected and underground power to the boundary.

### **About the location....**

The Paris end of Nicholls Street has always been a tightly held location and there are some spectacular homes in this leafy and gorgeous street. Just a few minutes walk will have you on the gorgeous walking/riding tracks on Victoria Parade where you can wander around the coastline and watch the Spirit of Tasmania enter and leave the beautiful Mersey River. Access to the Devonport's main shopping precinct is approx. 300m away and again a gorgeous, flat walk.

Lot 1/16 Nicholls Street (The house) and Lot 2/16 Nicholls Street (The land) will be auctioned separately on site on December 7th 2024 at 1pm sharp.

For more information on either of these properties please call the listing agent Wendy Squibb or come along to one of our upcoming open homes.

### **Disclaimer:**

While Harcourts Ulverstone & Penguin has taken every care to verify the accuracy of the details in this advertisement, we cannot guarantee its correctness. Prospective buyers need to take such action as is necessary, to satisfy themselves of any pertinent matters.