



In a world of its own and yet so close to the CBD



193 Forest Road, West Hobart

Offers over \$750,000 considered

This wonderful property has been tightly held by one family for over 80 years is now being offered for sale.

2.85 Hectare (7.07 acres) block of undeveloped land in West Hobart could provide you with the site for your perfect home, benefiting from the tranquility of the native woodland combined with the convenience of close proximity to Hobart's CBD.

You could escape the hustle and bustle of city life in a few minutes.

Only one residence is permitted on this special property, giving you an exclusive and private bushland enclave so close to the city you can almost smell the coffee beans; explore this property and discover its uniqueness.

Knocklofty Reserve is at your back door with the grandeur of kunanyi / Mt Wellington providing a spectacular backdrop.

With abundant wildlife calling this area home you will be surrounded by the scent of eucalypts with the amazing birdlife providing a soothing soundscape.

The property currently has gravel road access and no services laid yet, allowing for the

Property ID:	L25408969
Property Type:	Land
Land Area:	2.85 hectares

Susan Kay
0418 720 201
susan.kay@kingston.rh.com.au

exciting possibility of achieving a true off-grid lifestyle.

This is a unique opportunity and is offered for sale by Expressions of interest.

BOUNDARIES SHOWN ARE INDICATIVE AND SHOULD BE CONSIDERED APPROXIMATE ONLY. FINAL BOUNDARY LOCATIONS ARE SUBJECT TO SURVEY AND MARKS PLACED ON SITE.



SITE PLAN
193 FOREST ROAD, WEST HOBART
C.T.231159/18

A N S	 WOOLCOTT SURVEYS		Rear Studio, 132 Davey Street Hobart TAS 7000 Phone (03) 6227 7968 Email: admin@woolcottsurveys.com.au		Job Number H231104	
	Drawn BMW	File Name H231104_SITE_PLAN_V01.DWG	Date 18/12/23	Scale 1:800 @ A3	Edition V.01	Sheet 1/1