

Letitia Grove, Bridgewater

KAREN
MAGNOTTA



Prime Commercial Land In an up-and-coming area, ready now for development. Eight separately titled vacant lots. Approximately 7687 m2 of land in total.








Perfectly positioned - Fully serviced - Ready to develop



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Executive Summary

	Address	Letitia Grove, Bridgewater Lots 2, 3, 4, 7, 8, 9, 10, 11
	Location	Centrally located between two shopping precincts between Cove Hill Road and East Derwent Highway (B32)
	Improvements	Fully serviced blocks
	Lot Sizes	Range from 861m ² -1136m ² Total combined size 7687m ²
	Zoning	General Business
	Occupancy	Vacant Possession
	Sale Method	Private Treaty



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Letitia Grove, Bridgewater

Bridgewater is located on the outer rim of Hobart and is experiencing a changing demographic due to high residential home prices in the inner suburbs pushing home buyers towards the more affordable outer areas. This presents an exciting opportunity for new commercial development. Casa Property is proud to offer to the market eight blocks of land - to be sold in one line. These blocks are in a strategic location as they are only a short walking distance between two retail shopping centres. Ideal for multiple development options, this is an opportunity not to be missed. Approximately 7687m² of land over eight individual titles that are fully serviced.

Zoned General Business - this is a prime location for professional rooms, offices, shops, and cafes with the potential for private residences above. (STCA)

- Lot 2 - 1009m²
- Lot 3 - 869m²
- Lot 4 - 973m²
- Lot 7 - 903m²
- Lot 8 - 1136m²
- Lot 9 - 861m²
- Lot 10 - 925m²
- Lot 11 - 1011m²

Covehill Fair Shopping Centre is approximately 250m from Letitia Grove
.Cnr East Derwent Hwy & Cove Hill Rd,



St Pauls Catholic School



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Greenpoint Plaza is located in Bridgewater which is on the Eastern Shore of the Derwent River and is a part of the Brighton municipality.

Bridgewater is one of the first suburbs encountered by visitors travelling from the north of the state on the Midlands Highway. The suburb connects to the Western Shore via the Bridgewater Bridge and Causeway.



Greenpoint Plaza is located approximately 250m away and accessed by the walkway at the bottom of Letitia Grove.



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Features

Eight vacant land lots across eight titles



- Lot 2: 1009m²
- Lot 3: 869m²
- Lot 4: 973m²
- Lot 7: 903m²
- Lot 8: 1136m²
- Lot 9: 861m²
- Lot 10: 925m²
- Lot 11: 1011m²

TOTAL LAND: 7687 m²



All services are available, including gas.



Located between Cove Hill Shopping Centre and Cove Hill Automotive Plus Parts.



NBN ready



Body corporate - nil



Local municipality - Brighton Council
Council Rates per block - \$790 per annum (approx)



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Bridgewater infrastructure project – Exciting times!

Bridgewater Bridge

“

The new Bridgewater Bridge is the largest transport infrastructure project in Tasmania's history. It will strengthen Tasmania's National Highway, connect local communities and will change the way people travel between the north and south of the state. ”



The new Bridgewater Bridge will have two lanes in each direction and interchanges at Bridgewater and Granton.

Other features include:

- a speed limit of at least 80km/h
- a shared path for cyclists and pedestrians
- safety screens and barriers
- a navigation clearance consistent with the Bowen Bridge

A grade separated interchange will connect the Brooker and Lyell highways. There will also be connections to local roads in Bridgewater and Granton.

Rail isn't part of the project, however the future use of the rail corridor won't be prevented.

Many people have a strong connection to the bridge so work will be done with the community and the Tasmanian Heritage Council to look at how the heritage values of the river crossing can be recognised and promoted.



[New Bridgewater Bridge – Transport Services](#)

Located on the outer perimeter of Hobart, this area has recently experienced a surge in growth, particularly in the past twelve months. The demographic has changed and is evolving, with local home ownership now largely privately held, and property prices have increased significantly. With this increase comes the need for locally based businesses, and this opportunity could ideally fill the gap. It offers endless possibilities and options to develop and attract professional services and trades and could be multilevel to include additional private residences. Business owners could utilise these as extra office space, storage, or dwellings to add another layer of return.

Leticia Grove is in an ideal position, central to Cove Hill Shopping Precinct and Green Hills Shopping Precinct. Both are a short stroll and Green Hills Shopping Centre can be accessed via a walkway beneath B2 Highway. Approximately a 200-250m walk to either centre.

The new Bridgewater bridge works are scheduled to commence in August, offering improved safety and commute times.

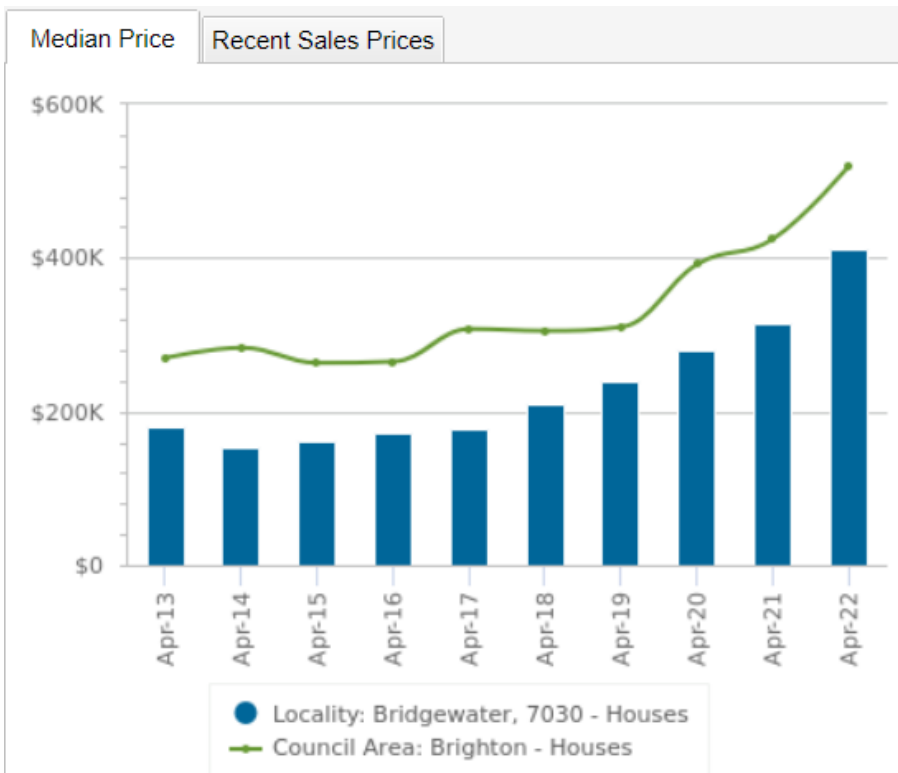
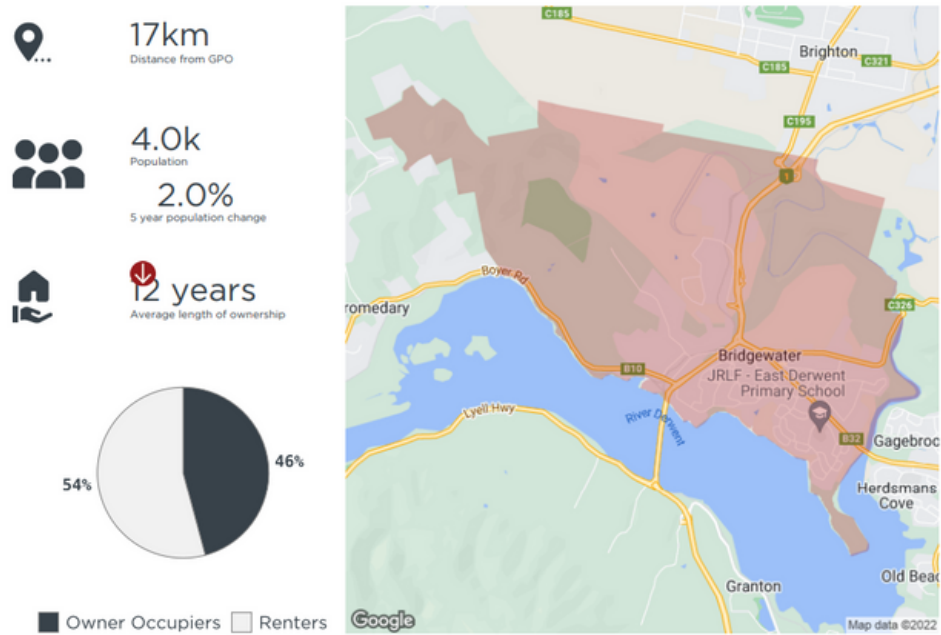
https://bridgewaterbridge.tas.gov.au/news/construction_to_start_soon_on_new_bridgewater_bridge_august_2022

The new four-lane bridge will fix the missing link in Tasmania's National Highway while also improving connections at Bridgewater and Granton and catering to cyclists and pedestrians with a safe shared path.

Source - Brighton Council

Bridgewater statistics

- The size of Bridgewater is approximately 17.8 square kilometres. It has 18 parks covering nearly 7.2% of total area.
- The population of Bridgewater was 4,045 at the time of the 2016 census with the median age of 33 years
- In general, people in Bridgewater work in a labourer occupation. In 2016, 47.1% of the homes in Bridgewater were owner-occupied compared with 44.3% in 2016.
- Currently the median sales price of houses in the area is \$503,175.



Source - Brighton Council

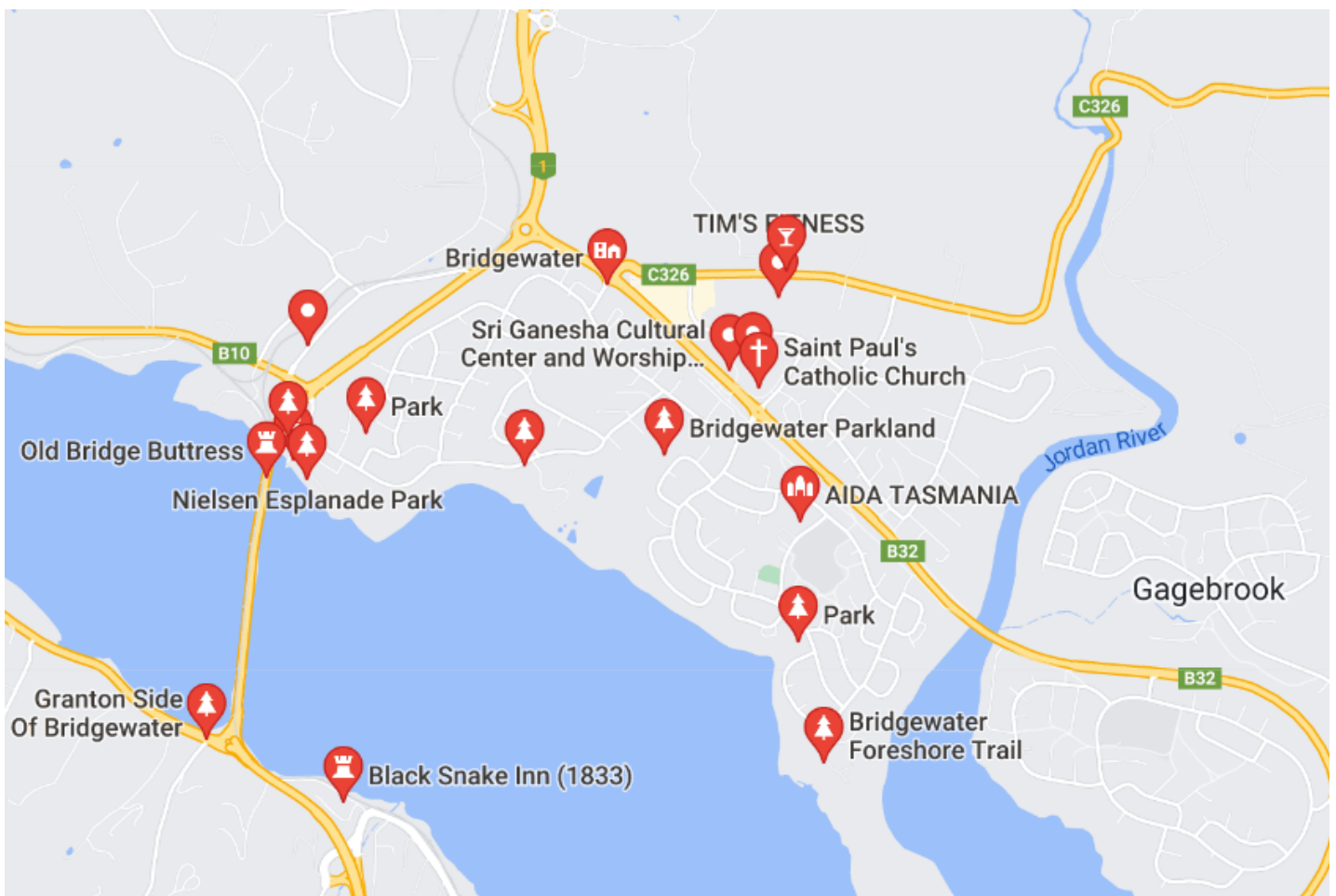
Statistics are calculated over a rolling 12 month period

Surrounding services and current business.

The current objectives for Bridgewater are:

- To encourage a mix of uses including retail, commercial, residential, administrative and community services that complement and support the strategic role of the area as a Major Activity Centre.
- To develop Cove Hill as a bulky goods and larger format retailing focal point. Larger speciality format retailing and support services to include supermarkets, hardware, discount department stores, camping, disposals, clothing, furniture, lighting, cafes, restaurants and entertainment facilities are to be concentrated at Cove Hill.
- To develop the Brighton town centre as a Rural Services Centre for the surrounding region and encourage consolidation of the town centre and provide a mix of uses including retail, commercial, administrative and community services that complement this function and provide for the needs of the local community.

Source - Brighton Council



Casa Property Consultancy has no reason to doubt the accuracy of the information presented, which has been sourced from means considered reliable. Prospective clients are advised to carry out their own investigations to confirm.

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