

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 1 252721

ORIENTATION

Unavailable

LOCAL GOVERNMENT (COUNCIL)

Launceston

FRONTAGE

Unavailable

LEGAL DESCRIPTION

252721/1

COUNCIL PROPERTY NUMBER

Unavailable

LAND SIZE

856m² Approx

Corelogic Property Data

HOUSE

 3  3  8

YEAR BUILT

1920

ROOF MATERIAL

Tile

WALL MATERIAL

Weatherboard

FLOOR AREA

194m² Approx

SALE HISTORY

\$570,000	26/09/2016
\$590,000	31/08/2010
\$125,000	11/02/1996
\$87,500	19/11/1985
\$82,000	22/12/1984

State Electorates

LEGISLATIVE COUNCIL

Rosevears

LEGISLATIVE ASSEMBLY

Bass

Schools

CLOSEST PRIVATE SCHOOLS

Sacred Heart Catholic School (1452 m)
St Finn Barr's Catholic Primary School (2326 m)
Tamar Valley Steiner School (2278 m)

CLOSEST PRIMARY SCHOOLS

Trevallyn Primary School (650 m)

CLOSEST SECONDARY SCHOOLS

Launceston College (1077 m)

Council Information - Launceston

PHONE

03 6323 3000 (City of Launceston)

EMAIL

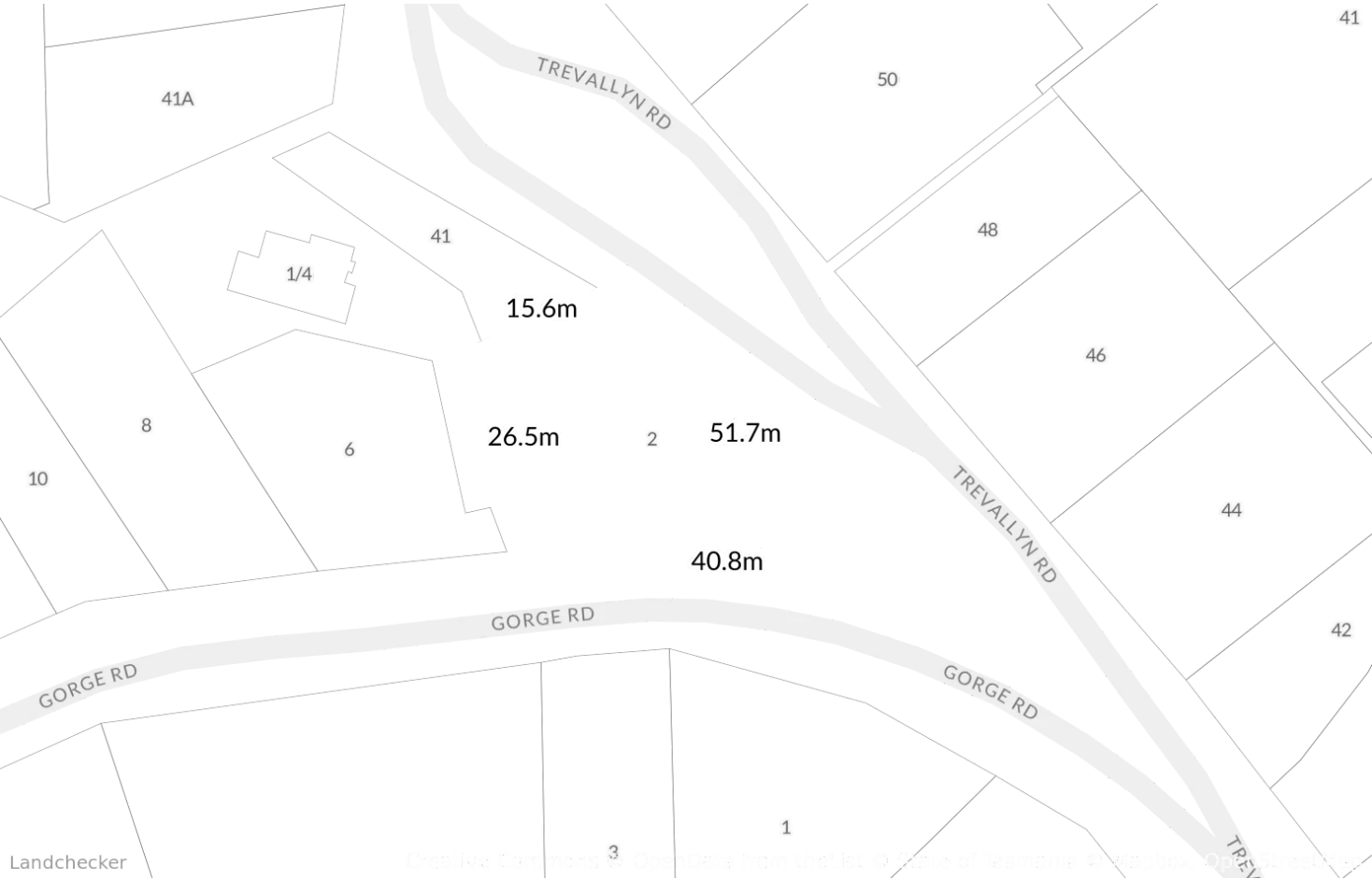
council@launceston.tas.gov.au

WEBSITE

<http://www.launceston.tas.gov.au>

SITE DIMENSIONS

2 Gorge Road, Trevallyn Tas 7250



RECENT PLANNING SCHEME
AMENDMENTS (LAST 90 DAYS)

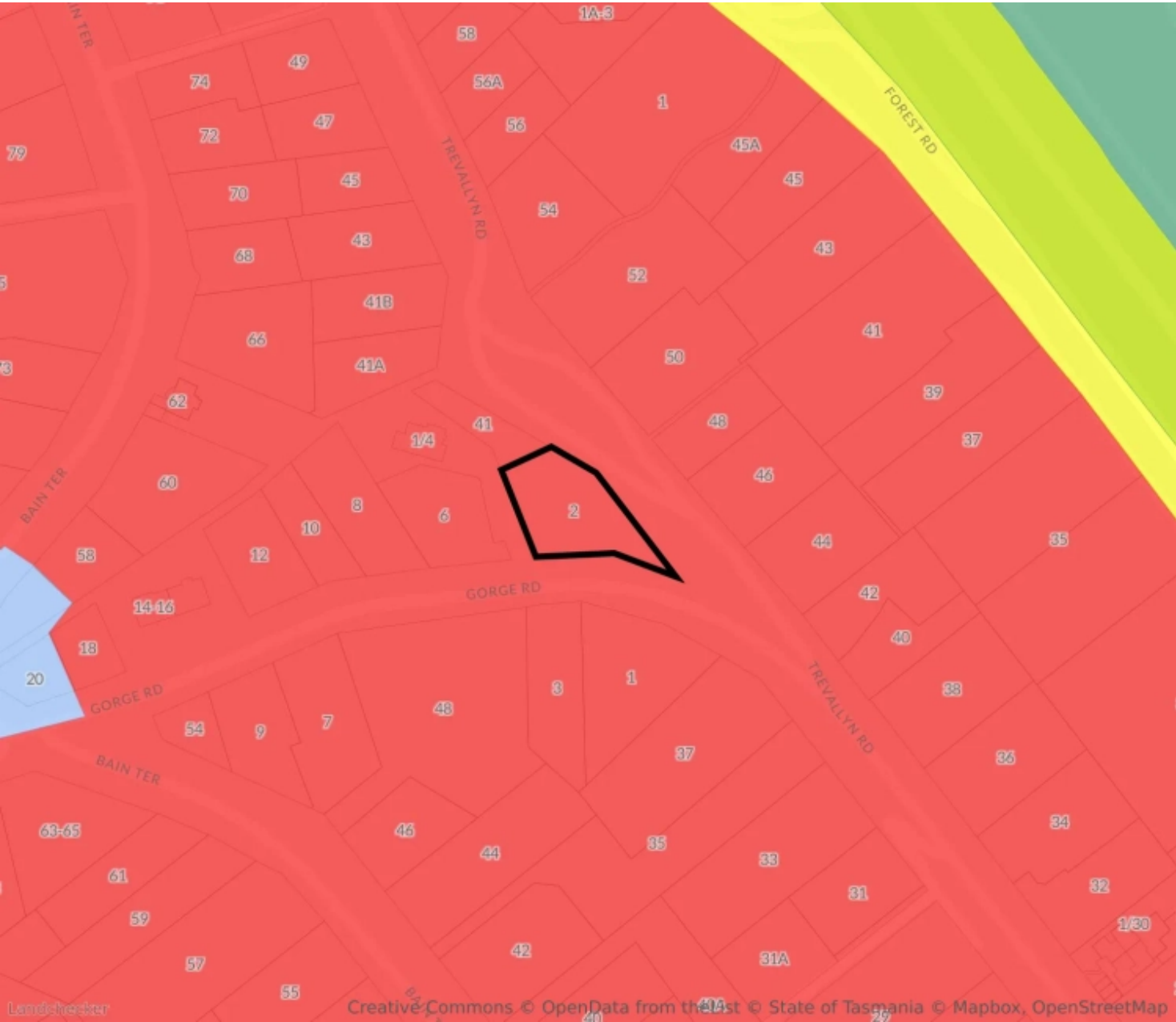
2 Gorge Road, Trevallyn Tas 7250

No recent planning scheme amendments for this property

PROPOSED PLANNING SCHEME AMENDMENTS

2 Gorge Road, Trevallyn Tas 7250

Status	Code	Date	Description
PROPOSED	AP-LAU-71	05/01/2023	The draft amendment proposes to partially rezone the land at 27-99 Opossum Road, Kings Meadows, from the Recreation Zone to the General Residential Zone.
PROPOSED	AP-LAU-69	19/12/2022	The draft amendment proposes to rezone 11-45 Abels Hill Road, St Leonards from Rural Resource to General Residential.



10 - General Residential

To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided. To provide for compatible non-residential uses that primarily serve the local community. Non-residential uses are not to adversely affect residential amenity, through noise, activity outside of business hours, traffic generation and movement, or other off site impacts. To encourage residential development that respects the existing and desired neighbourhood character. To encourage residential use and development that facilitates solar access, integrated urban landscapes, and utilisation of public transport, walking and cycling networks.

10.0 General Residential Zone

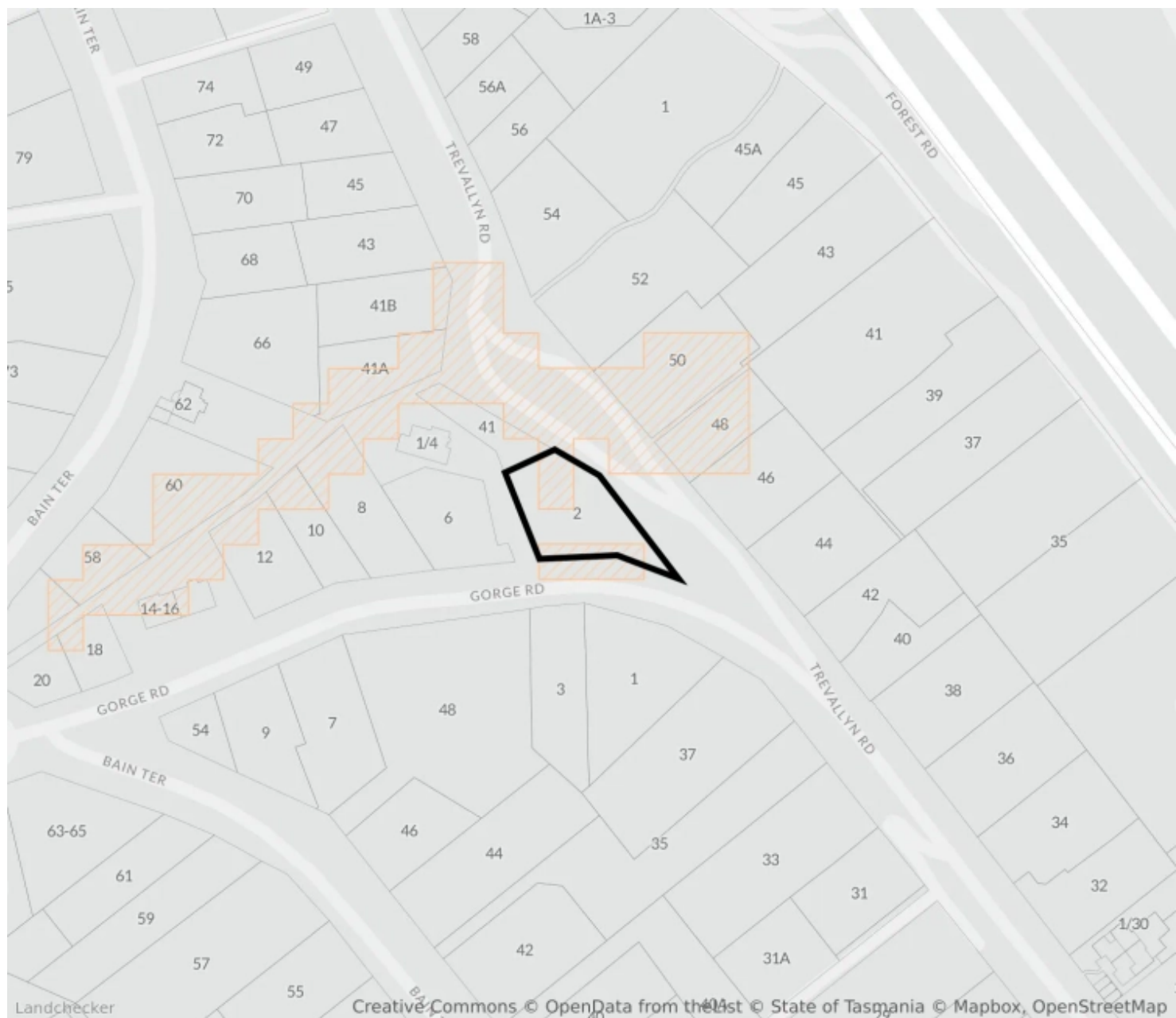
For confirmation and detailed advice about this planning zone, please contact LAUNCESTON council on 03 6323 3000.

Other nearby planning zones

- ENVIRONMENTAL MANAGEMENT
- LOCAL BUSINESS
- OPEN SPACE

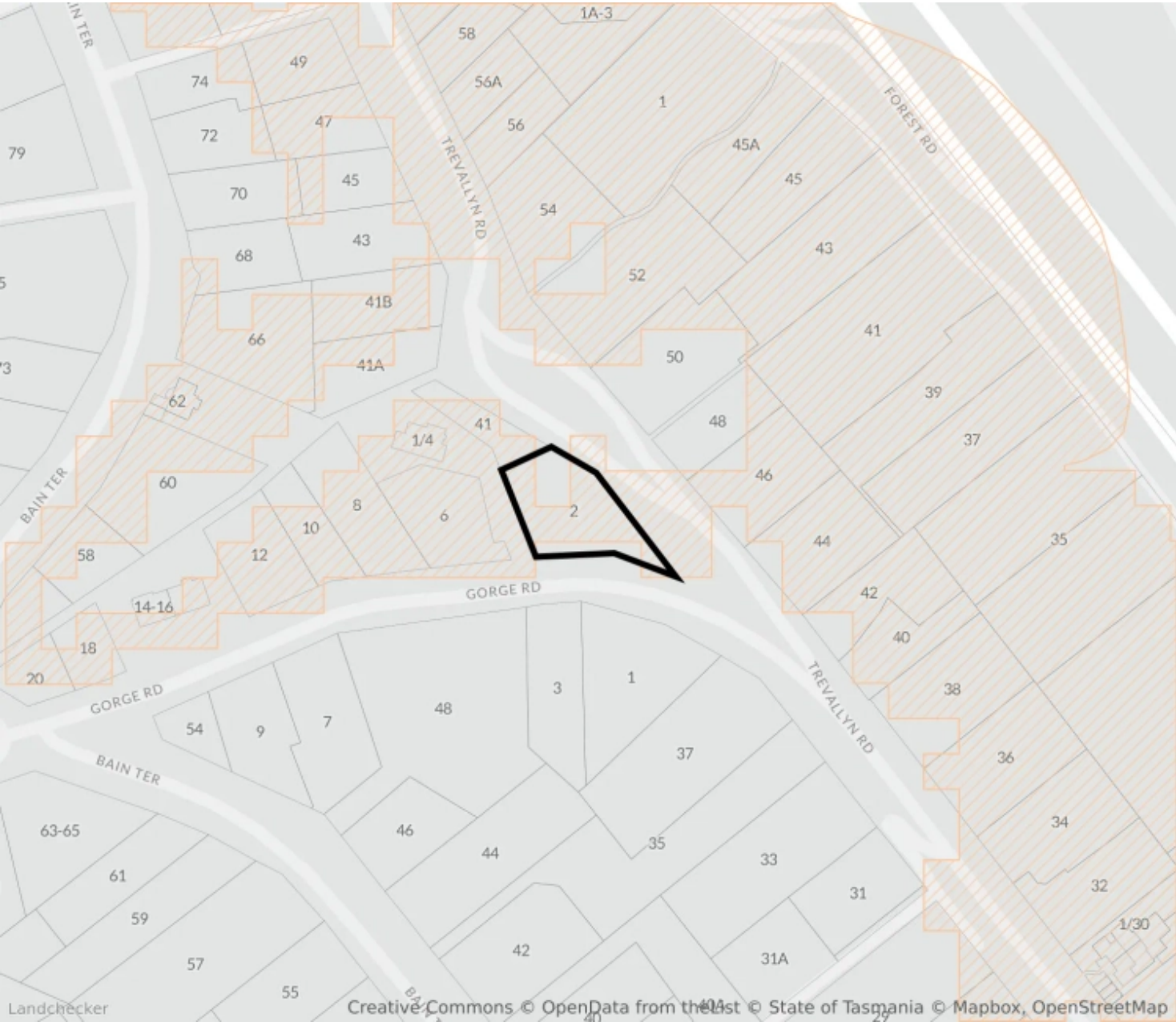
OVERLAYS ON THE PROPERTY

2 Gorge Road, Trevallyn Tas 7250



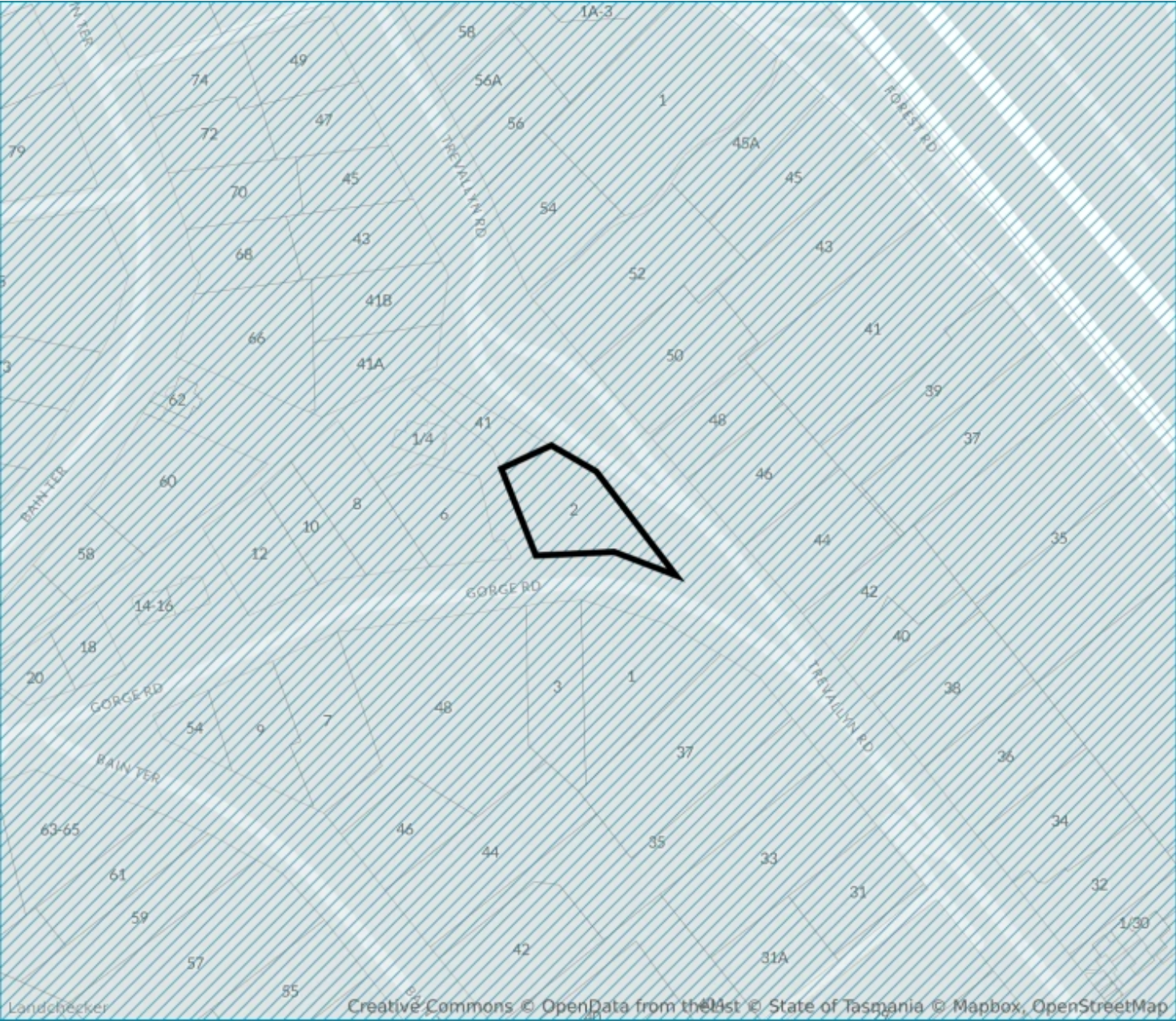
120.15.33 – Landslip Hazard

For confirmation and detailed advice about this planning overlay, please contact LAUNCESTON council on 03 6323 3000.



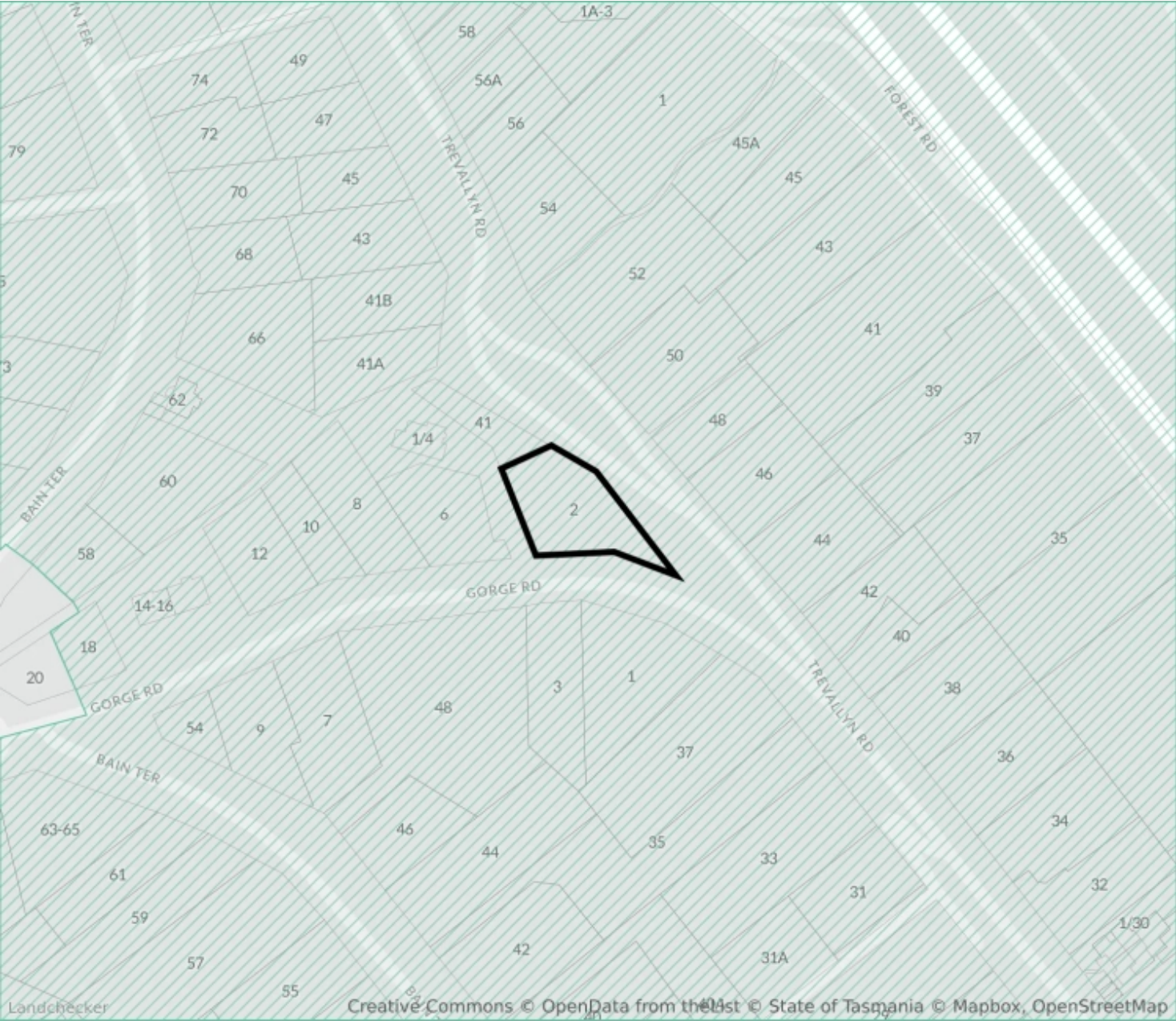
120.15.34 - Landslip Hazard

For confirmation and detailed advice about this planning overlay, please contact LAUNCESTON council on 03 6323 3000.



120.16.38 – Airport Obstacle Limitation Area – 316

For confirmation and detailed advice about this planning overlay, please contact LAUNCESTON council on 03 6323 3000.

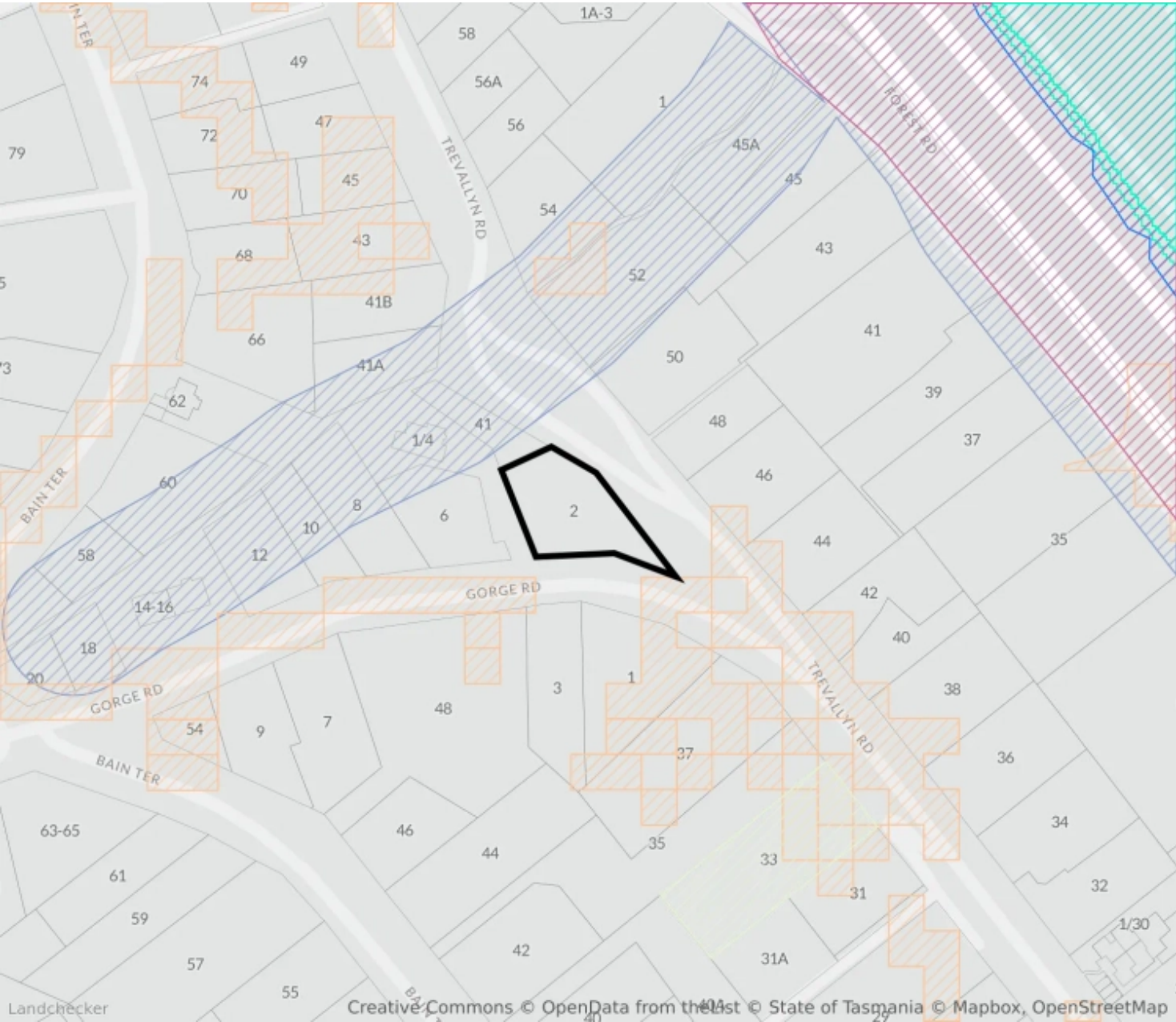


120.7.18 - Priority Vegetation

For confirmation and detailed advice about this planning overlay, please contact LAUNCESTON council on 03 6323 3000.

NEARBY OVERLAYS

2 Gorge Road, Trevallyn Tas 7250



 **BUSHFIRE-PRONE AREAS**

 **COASTAL INUNDATION HAZARD**

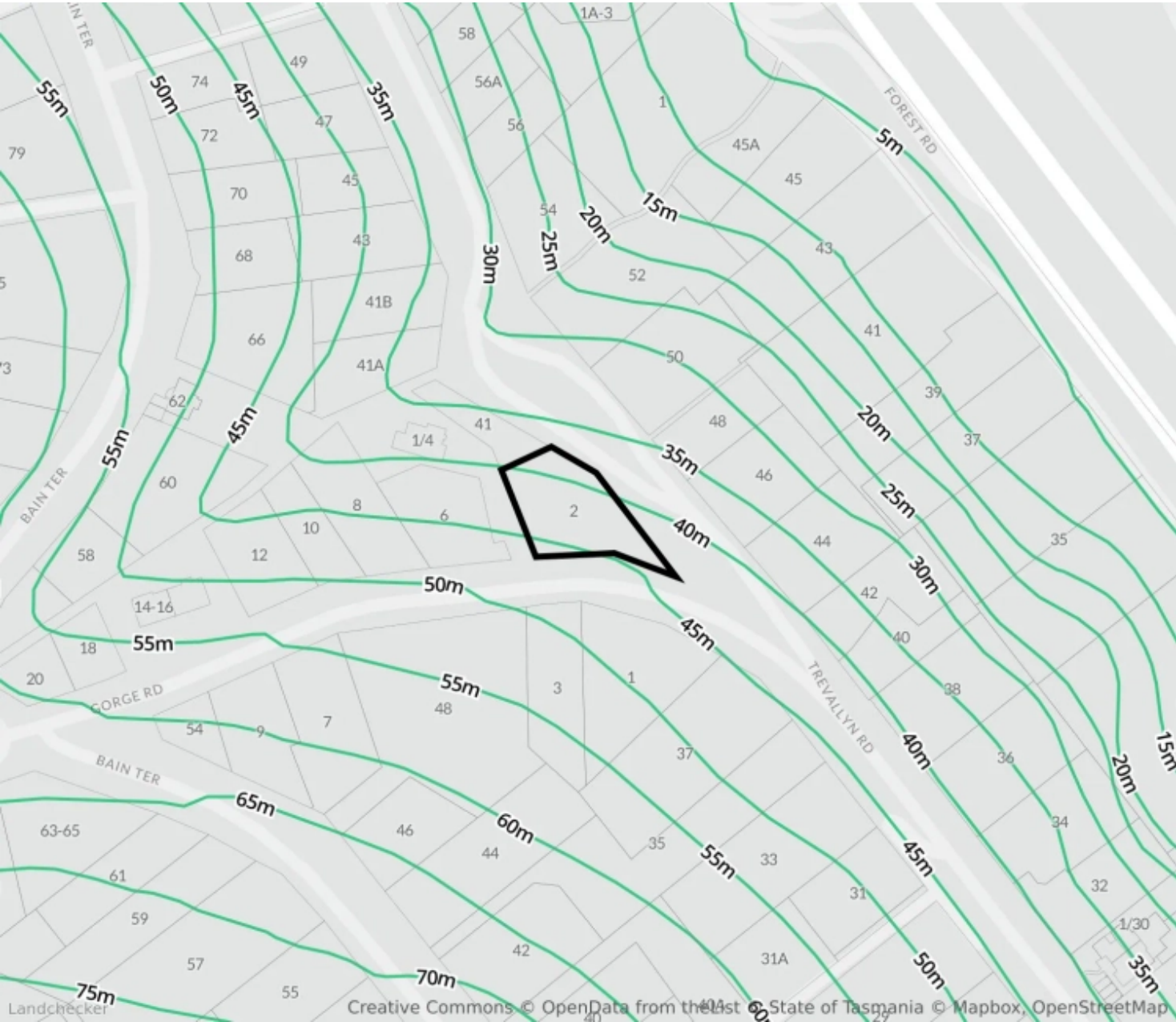
 **FLOOD-PRONE AREAS**

 **LANDSLIP HAZARD**

 **LOCAL HERITAGE PLACE**

 **WATERWAY AND COASTAL PROTECTION AREA**

For confirmation and detailed advice about this planning overlay, please contact LAUNCESTON council on 03 6323 3000.



1 - 5m Contours

For confirmation and detailed advice about the elevation of the property, please contact LAUNCESTON council on 03 6323 3000.



Easements

The easement displayed is indicative only and may represent a subset of the total easements.
For confirmation and detailed advice about the easement on or nearby this property, please contact LAUNCESTON council on 03 6323 3000.

PLANNING PERMIT HISTORY

2 Gorge Road, Trevallyn Tas 7250



No planning permit data available for this property.



No planning permit data available for nearby properties.

COMPARABLE SALES (RESIDENTIAL)

2 Gorge Road, Trevallyn Tas 7250



46 Forest Road
Trevallyn, TAS 7250

4 2 2

LAND AREA 510m²
FLOOR AREA 202m²
TYPE House
LAST SALE \$1,040,000 (17/03/2023)
ZONE GENERAL RESIDENTIAL



26a Elphin Road
Launceston, TAS 7250

4 2 4

LAND AREA 809m²
FLOOR AREA 213m²
TYPE House
LAST SALE \$950,000 (17/10/2022)
ZONE INNER RESIDENTIAL, GENERAL RESIDENTIAL



11 Hornsey Avenue
East Launceston, TAS 7250

4 2 2

LAND AREA 488m²
FLOOR AREA 213m²
TYPE House
LAST SALE \$1,107,000 (23/06/2023)
ZONE INNER RESIDENTIAL, GENERAL RESIDENTIAL



57 Lyttleton Street
East Launceston, TAS 7250

4 2 1

LAND AREA 766m²
FLOOR AREA 182m²
TYPE House
LAST SALE \$1,170,000 (21/11/2022)
ZONE INNER RESIDENTIAL, GENERAL RESIDENTIAL



9 Ashby Street
East Launceston, TAS 7250

4 2 3

LAND AREA	640m ²
FLOOR AREA	193m ²
TYPE	House
LAST SALE	\$1,025,000 (12/07/2023)
ZONE	GENERAL RESIDENTIAL

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