

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 23 181371

ORIENTATION

East

LOCAL GOVERNMENT (COUNCIL)

West Tamar

FRONTAGE

55.73m Approx

LEGAL DESCRIPTION

181371/23

COUNCIL PROPERTY NUMBER

Unavailable

LAND SIZE

893m² Approx

PropTrack Property Data

House

 4  3  2

SALE HISTORY

\$895,000

28/02/2024

\$220,000

07/05/2021

State Electorates

LEGISLATIVE COUNCIL

Rosevears

LEGISLATIVE ASSEMBLY

Bass

Schools

CLOSEST PRIVATE SCHOOLS

Launceston Christian School (623 m)

St Anthony's Catholic School (1178 m)

Australian Christian College Tasmania - Launceston Campus (3848 m)

CLOSEST PRIMARY SCHOOLS

Riverside Primary School (2052 m)

CLOSEST SECONDARY SCHOOLS

Riverside High School (1707 m)

Council Information - West Tamar

PHONE

03 6383 6350 (West Tamar Council)

EMAIL

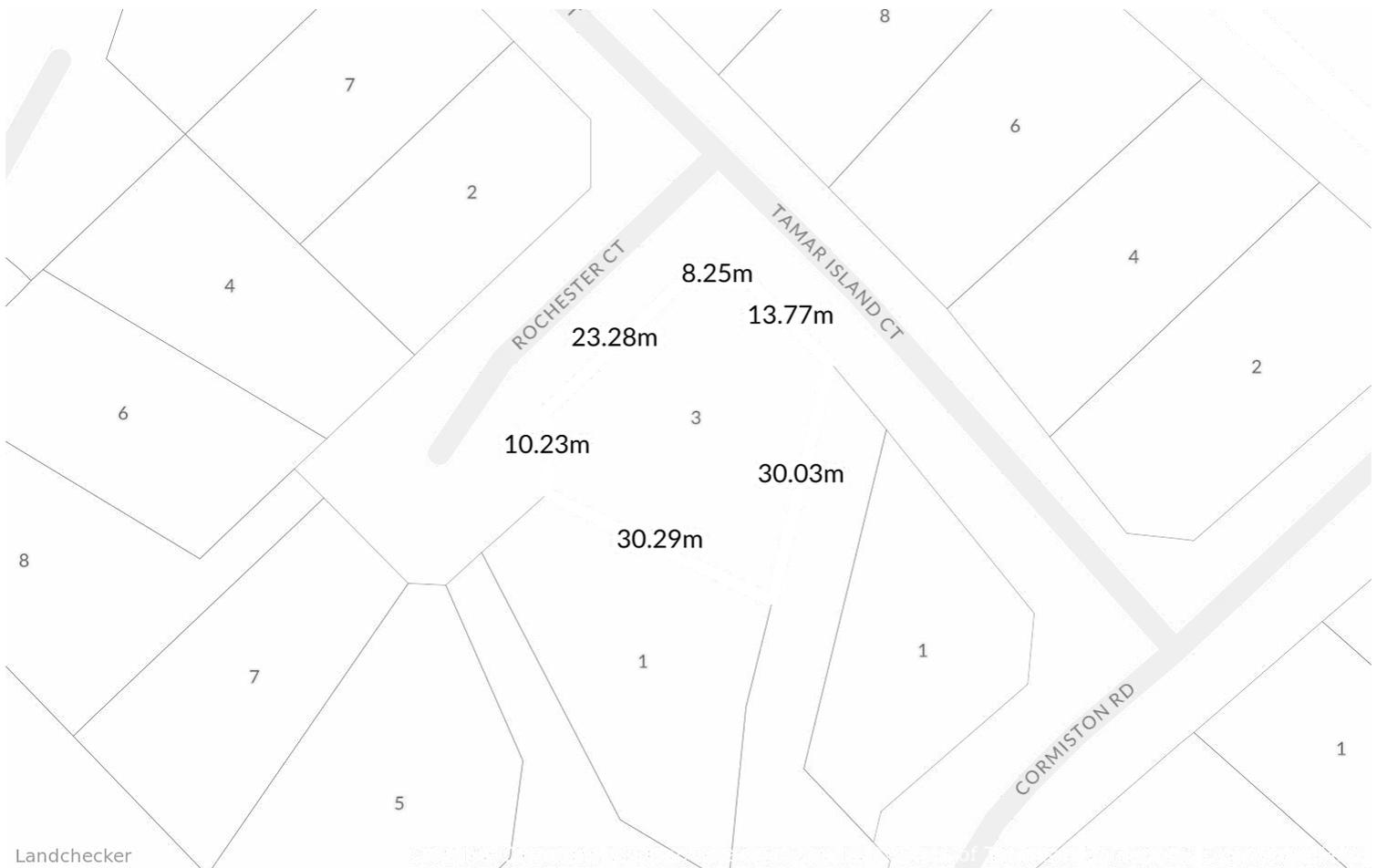
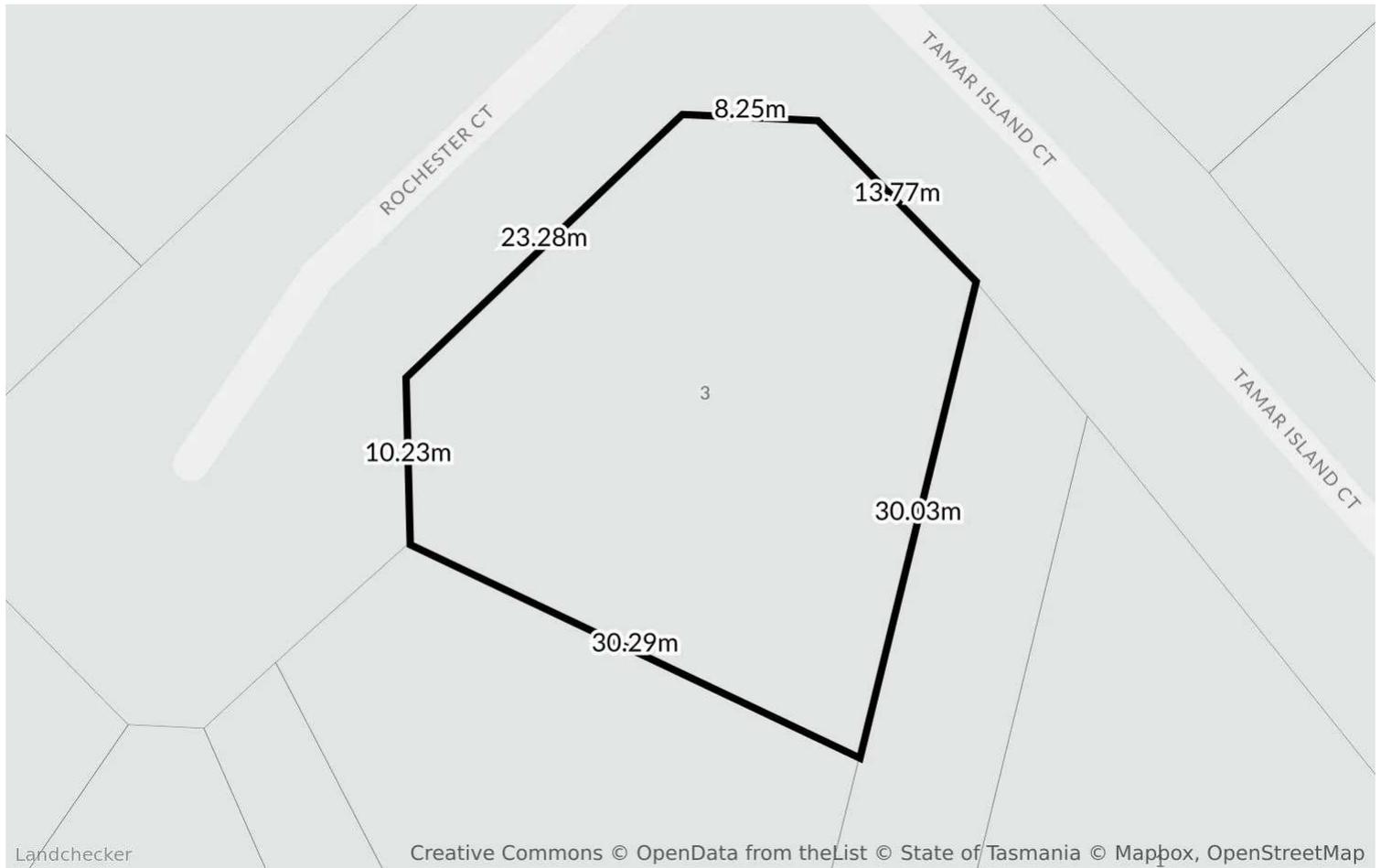
wtc@wtc.tas.gov.au

WEBSITE

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

SITE DIMENSIONS

3 Tamar Island Court, Riverside Tas 7250



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

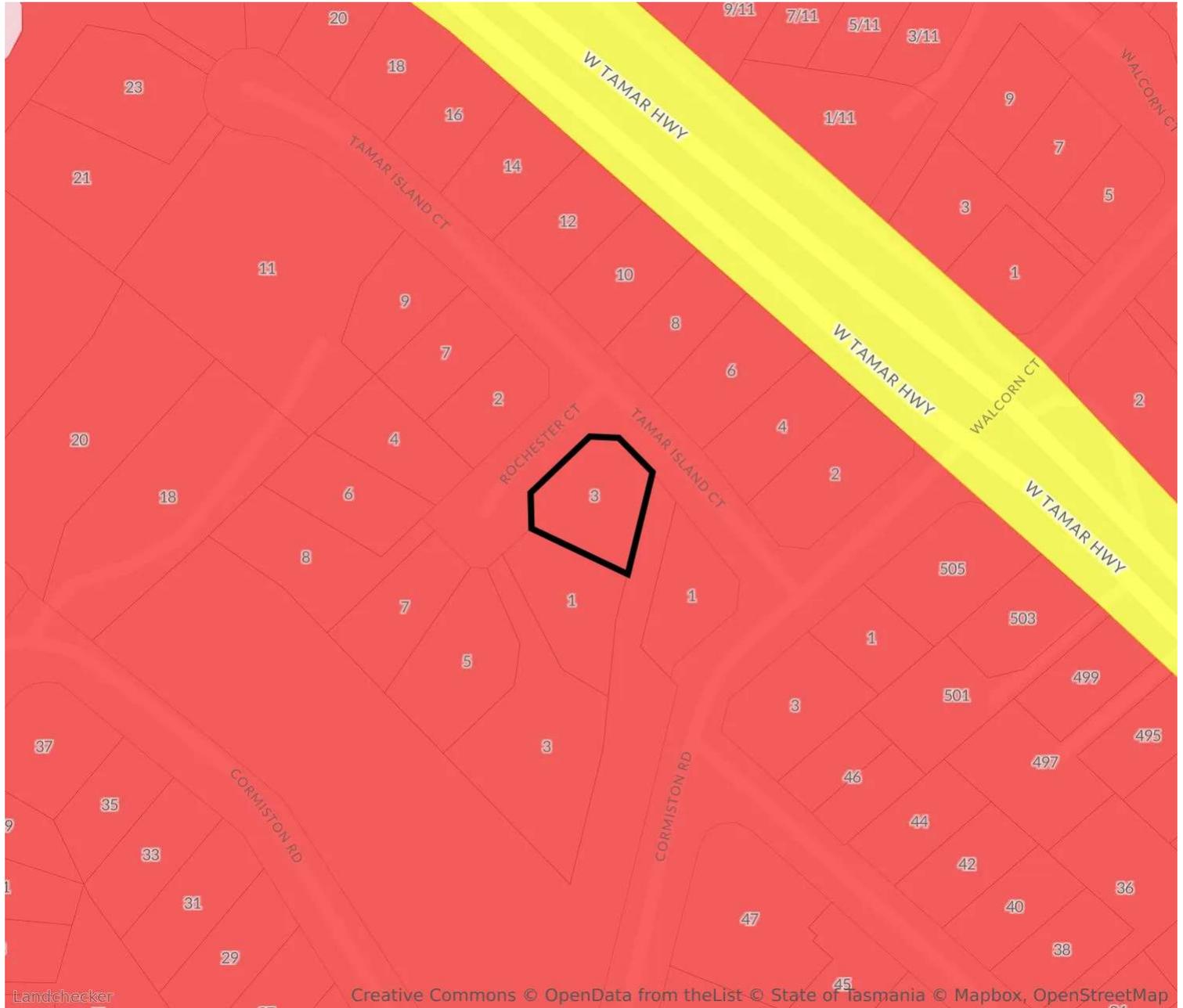
3 Tamar Island Court, Riverside Tas 7250

No recent planning scheme amendments for this property

PROPOSED PLANNING SCHEME AMENDMENTS

3 Tamar Island Court, Riverside Tas 7250

No proposed planning scheme amendments for this property



8.0 - General Residential

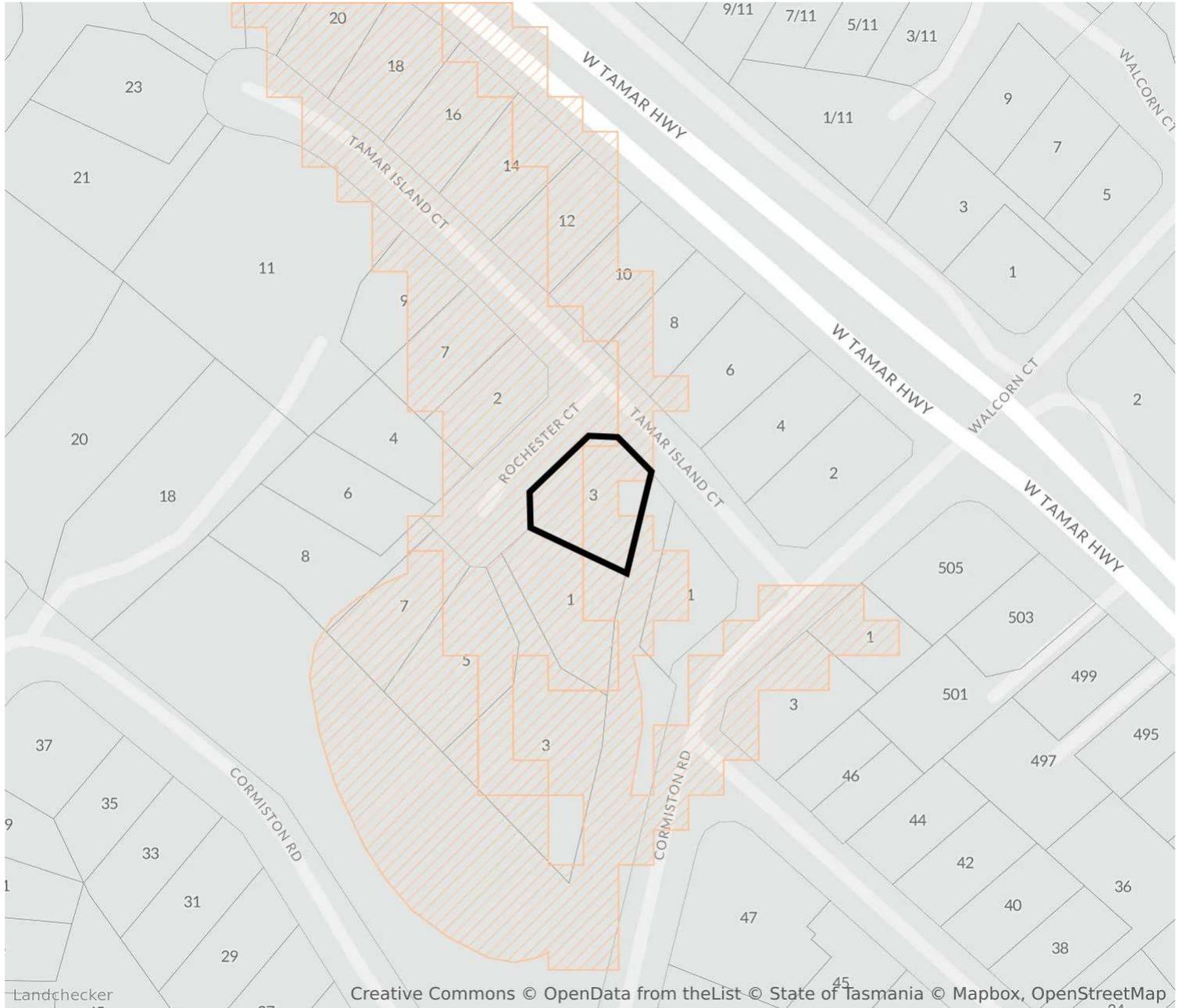
To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided. To provide for the efficient utilisation of available social, transport and other service infrastructure. To provide for non-residential use that: (a) primarily serves the local community; and (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts. To provide for Visitor Accommodation that is compatible with residential character.

TPS General Residential Zone

For confirmation and detailed advice about this planning zone, please contact WEST TAMAR council on 03 6383 6350.

Other nearby planning zones

- GENERAL RESIDENTIAL
- RURAL
- RURAL LIVING
- UTILITIES



C15.0 - Landslip Hazard Code

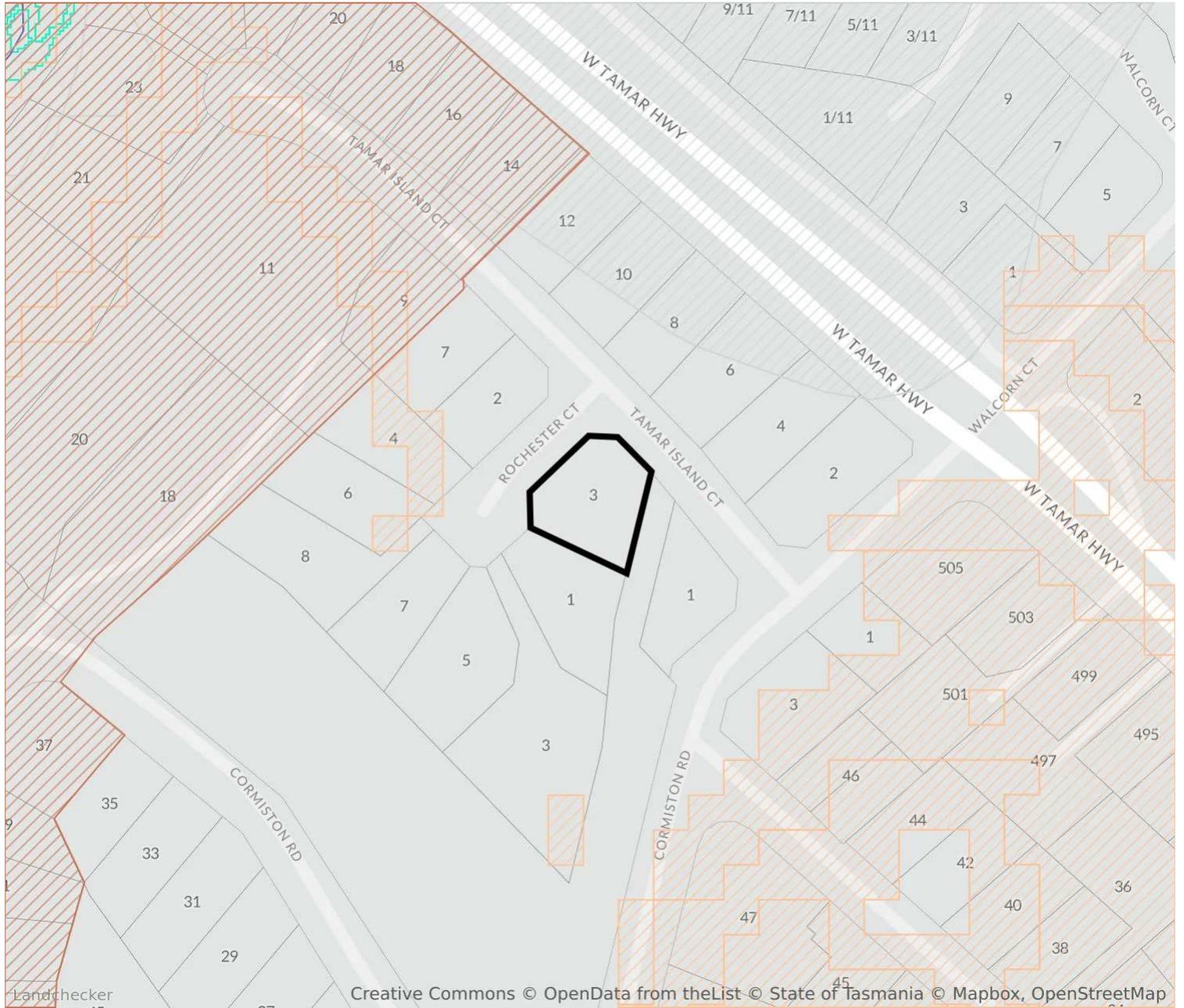
To ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within a landslip hazard area.

TPS Landslip Hazard Code

For confirmation and detailed advice about this planning overlay, please contact WEST TAMAR council on 03 6383 6350.

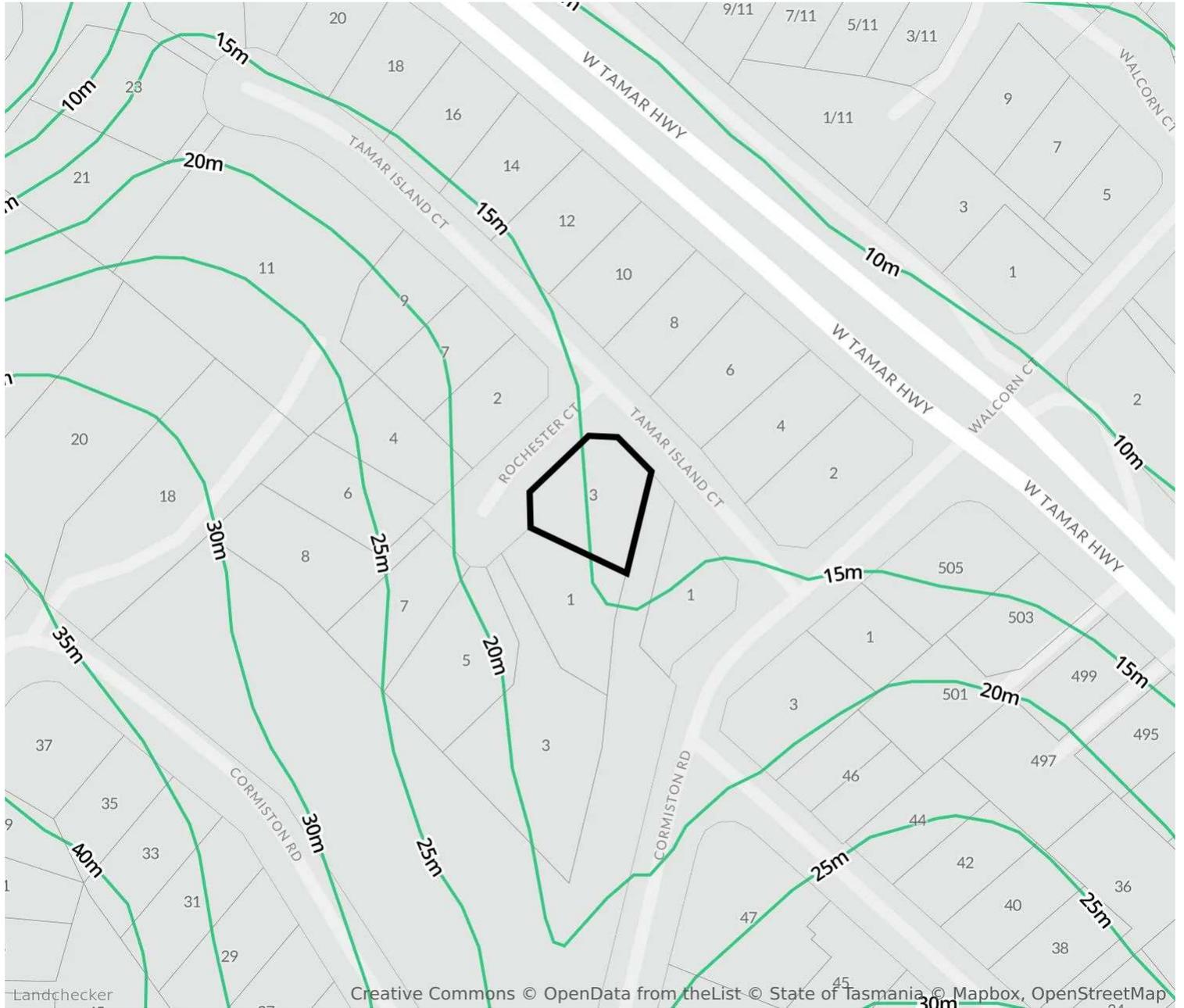
NEARBY OVERLAYS

3 Tamar Island Court, Riverside Tas 7250



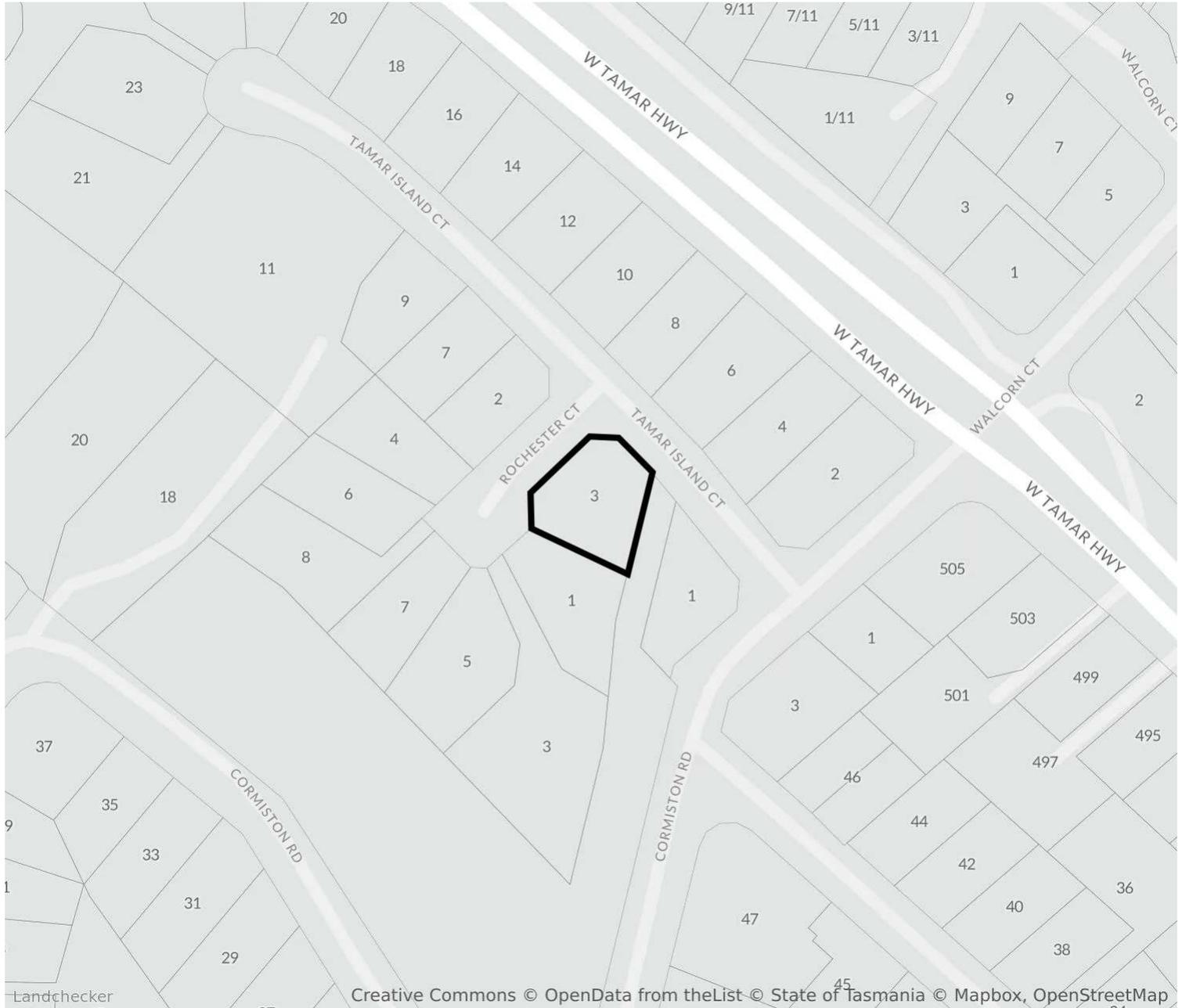
-  **BUSHFIRE-PRONE AREAS CODE**
-  **COASTAL INUNDATION HAZARD CODE**
-  **LANDSLIP HAZARD**
-  **LANDSLIP HAZARD CODE**
-  **NATURAL ASSETS CODE**

For confirmation and detailed advice about this planning overlay, please contact WEST TAMAR council on 03 6383 6350.



1 - 5m Contours

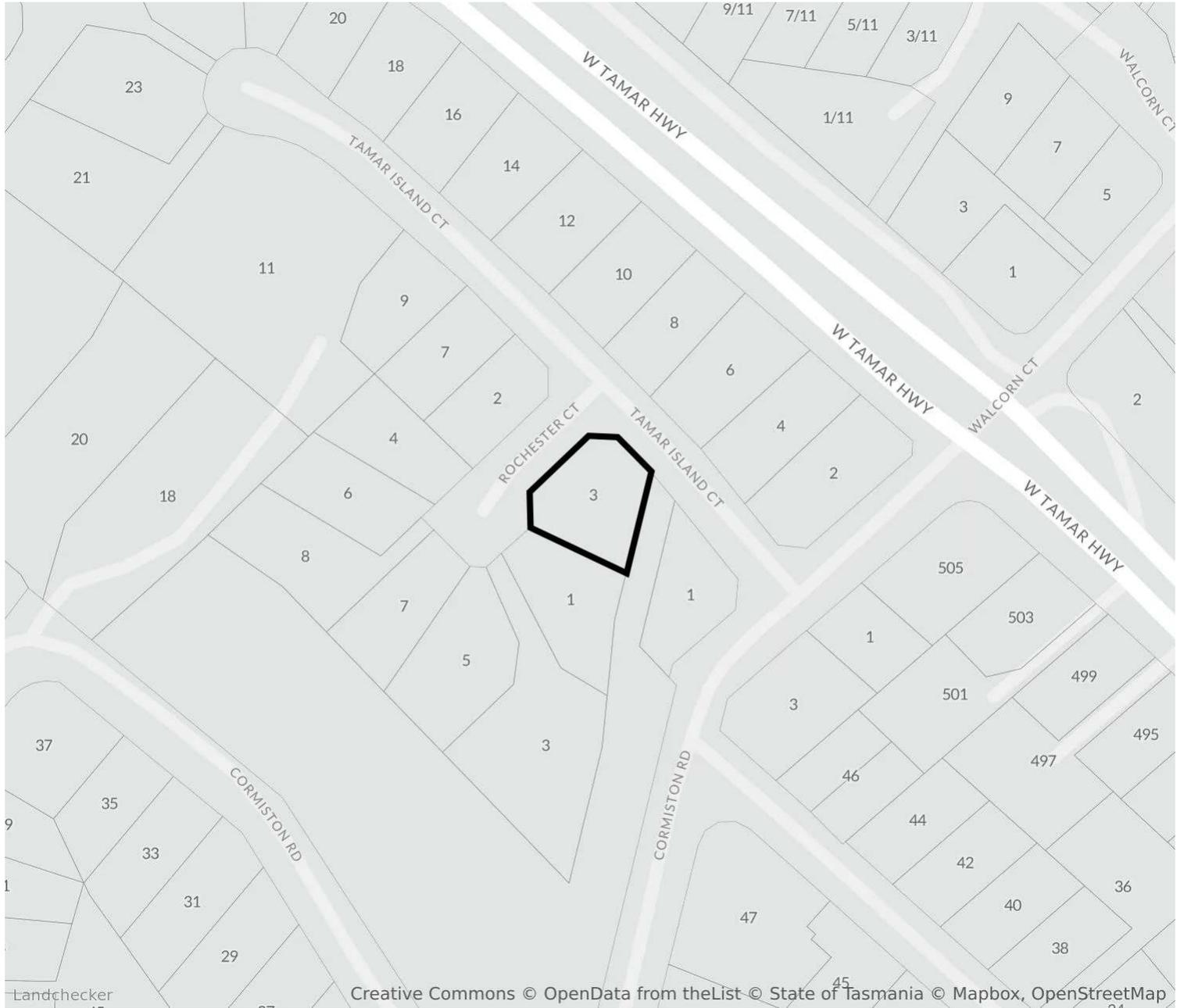
For confirmation and detailed advice about the elevation of the property, please contact WEST TAMAR council on 03 6383 6350.



Easements

The easement displayed is indicative only and may represent a subset of the total easements.

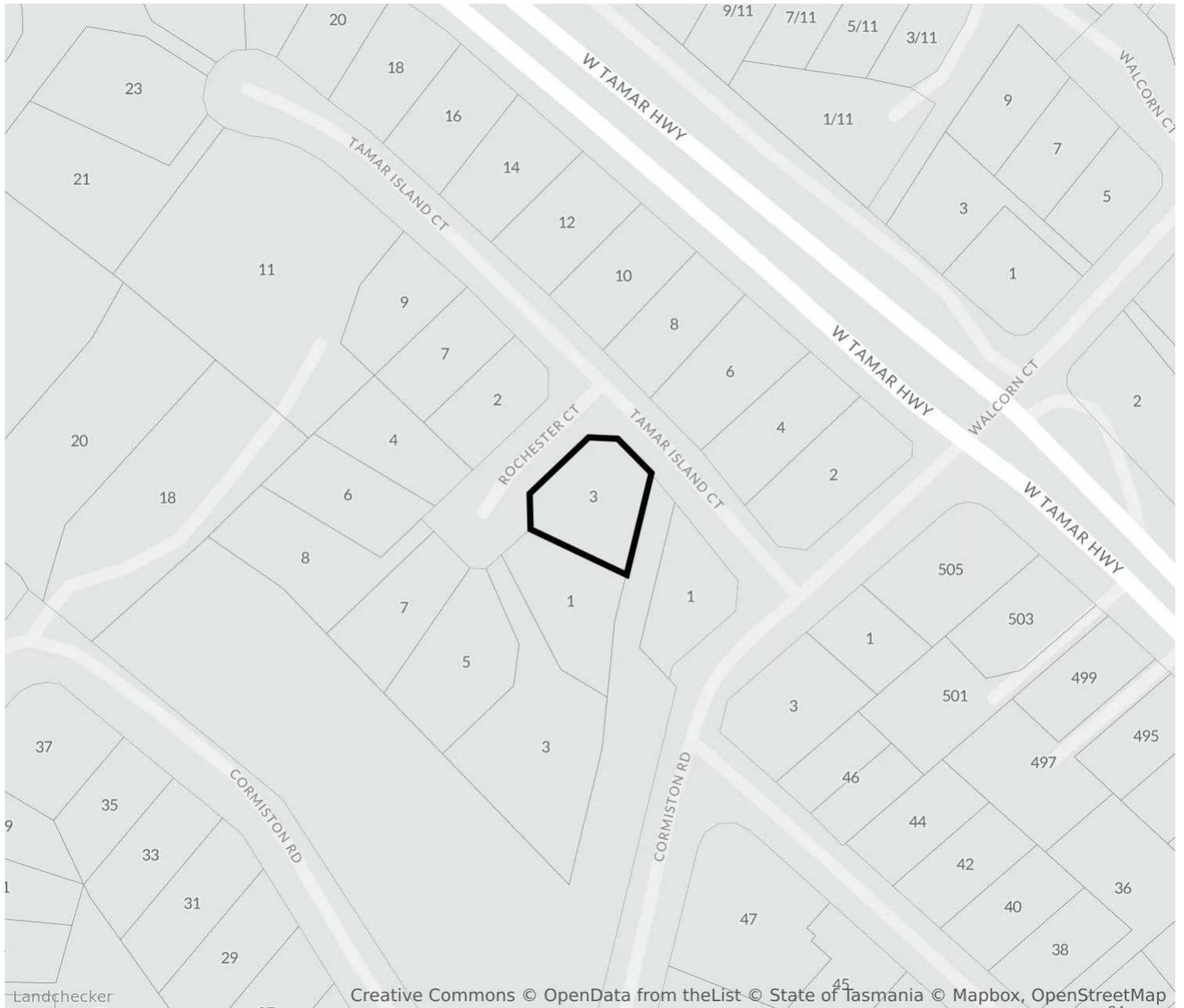
For confirmation and detailed advice about the easement on or nearby this property, please contact WEST TAMAR council on 03 6383 6350.



No planning permit data available for this property.

NEARBY PLANNING PERMITS

3 Tamar Island Court, Riverside Tas 7250



No planning permit data available for nearby properties.

PROPTRACK COMPARABLE SALES

3 Tamar Island Court, Riverside Tas 7250



499 WEST TAMAR RD RIVERSIDE TAS 7250

🛏 2 🏠 1 🚗 1

LAND AREA 663m²
TYPE House
LAST SALE Unavailable
ZONE GENERAL RESIDENTIAL



497 WEST TAMAR RD RIVERSIDE TAS 7250

🛏 3 🏠 1 🚗 2

LAND AREA 1,247m²
TYPE House
LAST SALE \$572,000 (05/03/2025)
ZONE GENERAL RESIDENTIAL



26 FORT ST RIVERSIDE TAS 7250

🛏 4 🏠 2 🚗 -

LAND AREA 600m²
TYPE House
LAST SALE \$725,000 (05/12/2024)
ZONE GENERAL RESIDENTIAL



468 WEST TAMAR RD RIVERSIDE TAS 7250

🛏 3 🏠 2 🚗 2

LAND AREA 831m²
TYPE House
LAST SALE Unavailable
ZONE GENERAL RESIDENTIAL



2 FORT ST RIVERSIDE TAS 7250

 3  1  -

LAND AREA 873m²
TYPE House
LAST SALE \$570,000 (11/03/2025)
ZONE GENERAL RESIDENTIAL



UNIT 1 455 WEST TAMAR RD RIVERSIDE TAS 7250

 2  1  2

LAND AREA 300m²
TYPE Unit
LAST SALE \$450,000 (12/11/2024)
ZONE GENERAL RESIDENTIAL



443 WEST TAMAR RD RIVERSIDE TAS 7250

 2  2  4

LAND AREA 779m²
TYPE House
LAST SALE \$516,000 (17/03/2025)
ZONE GENERAL RESIDENTIAL



111 CORMISTON RD RIVERSIDE TAS 7250

 3  2  2

LAND AREA 1,700m²
TYPE House
LAST SALE \$685,000 (21/10/2024)
ZONE GENERAL RESIDENTIAL

1. Property Report

This Property Report:

- a. is issued subject to the terms and conditions in respect of which Property Reports are issued by Landchecker; and
- b. contains data owned or licensed by our service providers that Landchecker Pty Ltd licences under the terms and conditions in the following links:
 - i. <https://creativecommons.org/licenses/by/4.0/legalcode> in respect of data supplied by the State of Tasmania;
 - ii. <https://creativecommons.org/licenses/by/4.0/> in respect of census data supplied by the Commonwealth of Australia;
 - iii. <https://www.mapbox.com/tos>, in respect of data supplied by Mapbox Inc.; and
 - iv. <https://www.openstreetmap.org/copyright>, in respect of data supplied by Open Street Maps;
- v. The information is supplied by Landchecker (ABN 31 607 394 696) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298) **Copyright and Legal Disclaimers about Property Data (PropTrack)**; and
- vi. <https://creativecommons.org/licenses/by/4.0/> in respect of data supplied by the Australian Curriculum, Assessment and Reporting Authority (**ACARA**).

2. Use of Property Report

This Property Report is made available for information purposes only. Recipients of this Property Report acknowledge and agree that they may not rely upon the content of this Property Report for any other purposes other than the express purpose for which it is issued and that recipients:

- a. must not use it in any manner which is unlawful, offensive, threatening, defamatory, fraudulent, misleading, deceptive or otherwise inappropriate;
- b. must seek their own independent professional advice and seek their own professional advice in respect of the subject matter of this Property Report before acting on or referring to any of the information contained in this Property Report;

- c. acknowledge that this Property Report is provided entirely at recipients' own risk and neither Landchecker nor its service providers take any responsibility or liability for any loss or damage suffered by recipients in reliance on this Property Report; and
- d. acknowledge that this Property Report will not be accurate, complete or reliable.

3. Attributions

State Government Copyright Notice and Disclaimer

This product incorporates data the copyright ownership of which is vested in the Crown in Right of Tasmania. The data has been used in the product with the permission of the Crown in Right of Tasmania. The Crown in Right of Tasmania and its employees and agents: give no warranty regarding the data's accuracy, completeness, currency or suitability for any particular purpose; and do not accept liability howsoever arising, including but not limited to negligence, for any loss resulting from the use of or reliance upon the data. Base data with the LIST © Crown in Right of Tasmania www.thelist.tas.gov.au.

Neither Landchecker nor this Property Report are affiliated with, endorsed or authorised by the State of Tasmania.

The data in this Property Report may contain property data in respect of an adjacent State. The attribution in respect of the Property Data is only in respect of the property for which the Property Report was obtained. Additional attribution statements for adjoining properties are available in Landchecker's terms of use.

Australian Curriculum Assessment and Reporting Authority

This Property Report contains data that was downloaded from the ACARA website (www.acara.edu.au) (accessed 1 April 2019) and was not modified that is © copyright 2009 to present. ACARA does not:

- a. endorse any product, such as this Property Report, that uses ACARA material; or
- b. make any representations as to the quality of such products.