

17A Royal George Road, Royal George, Tas 7213



Sold House

Friday, 8 September 2023

17A Royal George Road, Royal George, Tas 7213

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Area: 4554 m2

Type: House



Nick Hay

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Contact agent

17a Royal George Road is an affordable entry level property in the peaceful Fingal Valley hamlet of Royal George. Constructed in 1940's and on a spacious 4554 sqm (1.12 acre) parcel of land, 17a Royal George Road offers the following:

- Three good size bedrooms - master with a built in wardrobe.
- Open plan dining/living area with a free-standing Saxon woodfire for temperature control.
- Practical country-style open kitchen with an upright Chef stove.
- Neat and tidy bathroom with a separate laundry/washroom.
- Recently re-painted (internally and externally).
- Connected to 25,000 litre above ground storage water tank with a direct intake of water from St Paul River (via an Ajax electric pump) and septic sewerage system.
- NBN Satellite available for connection. With dual access from Royal George Road the property is divided into two separate paddocks. A double lock-up Galvanized Iron™ shed offers plenty of storage options and an attached caravan could be a sleep-out for family and friends to stay. The garden is low maintenance with several well-established native gum trees throughout.

After the discovery of tin in the late 1890s, Royal George grew during the mining booms of the late 19th and early 20th centuries. Today around thirty residents enjoy the serenity and peace on the banks of the St Paul's River. An ideal fishing and kayaking area, Royal George is served by a school bus taking students to Campbell Town District High School. It is 15kms southeast of Avoca and 1hr 30minutes from Launceston and only 1 hour's drive to Coles Bay and the East Coast. The nearby town of Avoca offers basic groceries and supplies from the Avoca General Store/Service station. Located along the 'Great Eastern Drive', Royal George is passed through by locals and tourists on their way to the famous beaches and vineyards of the seaside towns of the East Coast via the Old Coach Road. 17a Royal George Road is an affordable investment opportunity in the country. Feel free to contact Nick Hay at Howell Property Group for any further information.

Facts: Council Rates: \$679 p.a. approx. Year Built: 1940 Building Size: 74m² (7.96 squares) approx. Roof Material: Galvanized Iron. Wall Material: Cement Sheet. Internet Connection: Skymesh satellite service. Zoning: 26.0. Rural Resource. Council: Northern Midlands Council. Rental Estimate: \$300 to \$330 per week. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.