

# 20 Ennis Avenue, Railton, Tas 7305



## House For Sale

Wednesday, 17 January 2024

20 Ennis Avenue, Railton, Tas 7305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 7**

**Area: 2012 m2**

**Type: House**

## Contact Agent

To enquire, please email or call 1300 815 051 and enter code 4884 Located in the charming semi-rural village of Railton this remarkable property of 2012m<sup>2</sup>, with dual street access has wide appeal and huge potential. With prime positioning situated just two blocks from the village centre and across from the adventure hub of the Kentish Municipality, Goliath Park, this property is ideally located. Having the widely acclaimed Wild Mersey Mountain Bike Trails on your doorstep, (one block away), numerous eating venues and Railton's own boutique brewery, this property offers huge potential for the savvy business entrepreneur or housing developer (all STCA). Or, with the gentle sloping, cleared and fenced back yard, supportive of that increasingly sort after self-sufficient lifestyle. The home consists of open plan living from the kitchen through to the sunlit lounge room, with a separate laundry and toilet. For individual comfort and convenience all bedrooms have independent heating sources, and with a recently installed reverse cycle air conditioning system in the lounge room, cool or heat the living areas with the touch of a button. Features: \*? Extra Large Block – Just Under Half an Acre \*? Dual Street Access \*? Prime Positioning \*? Business Potential \*? Development Potential \*? Supportive of Self Sufficient Living With the current owners moving into retirement phase, genuine offers are now being considered by these highly motivated sellers. Don't let this rare opportunity pass you by. Whilst measures have been taken to confirm the accuracy of the information supplied, interested parties are advised to make their own enquiries. All measurements are approximate. To enquire, please email or call 1300 815 051 and enter code 4884