

22 Ennis Avenue, Railton, Tas 7305



House For Sale

Thursday, 21 March 2024

22 Ennis Avenue, Railton, Tas 7305

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 988 m2

Type: House



Emily Carmichael

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Offers over \$349,000

Located in the pleasant township of Railton, this functional and tidy home is positioned on a generous block size of 988m² approx. and is ideally situated to take advantage of all of the town conveniences on offer. Nearby Goliath Park is home to the squash centre, BMX park, playground, tennis court and bowls club as well as a picnic area, an ideal place for the whole family to enjoy and get involved in local sporting clubs. The Wild Mersey Mountain bike trails are close by and have become a popular tourist attraction for the town. Only two blocks away is the town centre where you will find the post office, pharmacy, convenience store, coffee shops and bakery as well as the Railton hotel. There is also a boutique brewery located nearby! With all of this on offer it's easy to see why Railton is a great place to call home. The home itself is a tidy clad dwelling, offering 3 good sized bedrooms and a functional layout that could easily be adapted to suit your needs. The existing carpet is laid over hardwood timber floors that could potentially be sanded and polished to create a lovely finish. The family bathroom is centrally located and features a shower over bath and a vanity, whilst a separate toilet is located at the rear of the home off the laundry. The open plan living space incorporates a dine-in kitchen with plenty of storage and a spacious lounge room that catches the sun throughout the day. A Fujitsu heat pump has been installed in the lounge in recent years and provides heating and cooling for the home all year round. Roller shutters are a great addition to the front two bedrooms, offering additional privacy and security. There is an undercover porch at the back door and a handy detached sunroom providing plenty of opportunities for a wide range of uses from its previous use as a hot house to potential use as a craft room or man cave. A shed is located at the rear of the property and provides two garage spaces as well as extra room for storage, and there is an additional small wood/storage shed. The spacious yard is fully fenced and gates provide vehicle access. Packed with potential and a great first home, investment or opportunity to dip your toe in and complete a renovation at your own pace, this property is certainly one to add to your inspection list. Contact the exclusive listing agent Emily Carmichael for more information or to arrange your private inspection.