

**7 Railway Street, Ebbw Vale, QLD, 4304**



**House For Sale**

Saturday, 23 November 2024

7 Railway Street, Ebbw Vale, QLD, 4304

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Josh Dawson

## 2 Titles On 1,024m<sup>2</sup> - So Much Potential! - Open Saturday (23rd) From 12.15pm - 12.45pm

Auction Location: On Site

Firstly, the property on the block needs substantial renovation and most likely will need to be knocked down.

- Council Rates; \$617/ Quarter (Approx)

Nestled in the heart of Ebbw Vale, 7 Railway Street offers a fantastic opportunity for both investors and developers alike. This prime location benefits from excellent transport and easy access to the motorway for seamless connectivity to key destinations in the area and surrounding. Local amenities such as schools, shops, and parks are all within walking distance, making this an ideal base for a variety of potential uses.

This impressive property consists of two titles (42/RP22510 - 516 m<sup>2</sup> 41/RP22510 - 508 m<sup>2</sup>), providing a combined block size of 1,024m<sup>2</sup> that presents excellent development potential. The versatile layout of the land and its location in an area undergoing significant growth will open the door to a wide range of opportunities, whether you're looking to develop residential units, mixed-use commercial spaces, or even a long-term investment project. With dual title deeds, the flexibility to subdivide or redevelop is enhanced, giving you full control of your development options.

The property's expansive land area and zoning offer immense potential for future development, making it a rare find in this sought-after part of Ebbw Vale. Whether you're looking to capitalize on the area's growth with residential housing, or explore commercial or industrial uses, the property presents endless possibilities to suit a variety of investment strategies.

### Key Features

- Two titles with potential for subdivision or redevelopment
- Excellent location near transport and local amenities
- Prime opportunity in a regenerating area
- Generous land area, ideal for long-term investment

Don't miss out on this unique opportunity to secure a valuable property in one of the most promising areas in Ebbw Vale.

### Disclaimer:

STRUD Property has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.