

**15 Alma Street, Raymond Terrace, NSW, 2324**

**House For Sale**

Wednesday, 23 October 2024



15 Alma Street, Raymond Terrace, NSW, 2324

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Neat as a pin

Wonderful opportunity to purchase a neat three-bedroom home in a quiet street, all within walking distance to the Irrawang Public School, Irrawang High School, Ampol Service Station, and Anytime Fitness. It is also just a short drive to Lakeside Shopping Centre, the popular Lakeside Tavern and the CBD.

This home is perfect for a young family, downsizers, or investors and is well maintained. It boasts attractive street appeal and has convenient side access to the garage and carport, as well as the backyard being fully fenced with plenty of room for pets and kids to play.

Key features include:

- Cosy lounge includes a combustion fire and carpet
- Neat and tidy kitchen includes an upright stove, range hood with plenty of cupboard space.
- Open dining room and living area has carpet, reverse cycle air-conditioning and a ceiling fan.
- The outdoor entertaining area is enclosed with a tiled flooring.
- The three large bedrooms have new carpet, one has a built-in robe and two have ceiling fans.
- Functional bathroom features a shower, vanity and toilet.
- Linen cupboard in the hallway.
- Spacious laundry.
- Single garage and carport.
- Separate garden shed.
- Recently painted inside and out.

Call us today to arrange an inspection.

Approximate travel times:

Newcastle (30 minutes).

Newcastle Airport (20 minutes).

Nelson Bay (40 minutes).

Sydney (2 hours).

Block size: 627m<sup>2</sup>.

Council rates \$408 per quarter.

Rental Appraisal: \$560 - \$600 per week.

Disclaimer: "We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations".