

**8 Sabre Ave, Raymond Terrace, NSW, 2324**

**DOWLING**

**House For Sale**

Wednesday, 20 November 2024

**8 Sabre Ave, Raymond Terrace, NSW, 2324**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## BRICK & TILE HOME WITH MODERN COMFORTS AND A GARDEN OASIS

### Key Features:

- \* Comfortable lounge and dining room equipped with reverse-cycle air conditioning.
- \* Spacious kitchen layout with ample cupboard storage, a walk-in butler's pantry & electric cooktop.
- \* Three well-sized bedrooms, two featuring built-in robes.
- \* Combined main bathroom with shower over bath and toilet, plus the added convenience of a second toilet.
- \* Rear timber porch overlooking established fruit trees and vegetable gardens – perfect for green thumbs!
- \* Freestanding 5.9m x 4.8m garage offering plenty of space for storage or a workshop.
- \* 20 solar panels significantly reducing energy costs.

### Location Highlights:

Just 350 metres to the nearest bus stop.

A 900-metre stroll to the picturesque Muree Golf Course.

Only 1.3 kms to Irrawang High School and 2.4 kms to Raymond Terrace CBD for shopping and dining.

Whether you're starting out, downsizing, or looking for a savvy investment, 8 Sabre Ave ticks all the boxes.

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