

**1/2A Smiths Lane, Raymond Terrace, NSW 2324**



**Unit For Sale**

Wednesday, 29 November 2023

1/2A Smiths Lane, Raymond Terrace, NSW 2324

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 615 m2**

**Type: Unit**



Lauren Hair  
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**\$499,000 - \$520,000**

Free standing beautifully maintained two bedroom villa conveniently located close to the heart of town, boasting a low maintenance and easy lifestyle this property offers the perfect blend of comfort and style. Key Features:- Two Bedrooms, both offering built in robes, master bedroom has a ceiling fan and en-suite- Well-appointed modern kitchen complete with electric appliances and dishwasher- Open plan lounge and dining room with a ceiling fan and reverse cycle air conditioning- Spacious all in one main bathroom offering separate bath and shower- Large covered alfresco area providing ample room to entertain or relax- Double lock up garage with auto door, reverse cycle air conditioning and internal access- Fully fenced back yard- Self-managed strata Being tucked away you will enjoy the tranquility and privacy of your own space while still having easy access to a range of amenities including shops, local schools, parks and public transportation. Water rates approximately \$756 per annum Building insurance approximately \$900 per annum For the investor you can expect a return of approximately \$450 - \$480 per week Year built - 2008 Strata Title - Self-managed between two parties This information has been provided to us by third parties and we do not accept responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice is necessary.