

# 1/99 Georges River Road, Ruse, NSW 2560

STONE

## Unit For Sale

Monday, 27 May 2024

1/99 Georges River Road, Ruse, NSW 2560

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Gary Luke  
0418451105



Kaitlin Hall  
0404529516

**\$379,000 - \$409,000**

Discover the ease of suburban living in this charming 2-bedroom ground floor unit. With its light-filled interior, spacious design, and a delightful balcony retreat, this property is perfect as a starter home or a smart investment opportunity. The open-plan living and dining area flows effortlessly onto a private balcony, creating a perfect space for relaxation or entertaining. The generously proportioned apartment features large windows, offering an abundance of natural light. The practical kitchen space comes with ample storage and a convenient breakfast bar, making meal preparation a breeze. The neat bathroom is equipped with both shower and bath facilities, catering to all your needs. Timber floors and high ceilings add to the sense of space and elegance throughout the unit, enhancing its overall appeal. The property is currently leased to a great tenant until 17/4/2025 for \$390 P/W. This property includes a secure lock-up car space, providing peace of mind, and an internal laundry for added convenience. Situated within a short drive to Campbelltown's bustling shopping district and Macarthur Square, you'll enjoy easy access to Ruse Public School, local shops, Campbelltown Hospital, and public transport.

**\*\*Features:\*\***

- > Open-plan living and dining area, flowing effortlessly onto a private balcony
- > Practical kitchen space with ample storage and convenient breakfast bar
- > Neat bathroom equipped with both shower and bath facilities
- > Timber floors and high ceilings
- > Secure lock-up car space provides peace of mind
- > Internal laundry for added convenience
- > Leased until April 2025

Strata \$850 P/Q

**NOTE:** In preparing this, we have used reasonable endeavours to provide information that is true, however it is provided on the basis that readers will be responsible for making their own assessment of the information and are advised to verify all relevant representations, statements and information. All photographs and images are representative only, for marketing purposes.