

# 11/31-33 Glenelg Street, Raymond Terrace, NSW 2324



## Unit For Sale

Wednesday, 6 December 2023

11/31-33 Glenelg Street, Raymond Terrace, NSW 2324

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Gerard Cunningham  
0473490423



Joel Osborn  
0432566245

**\$500,000 - \$535,000**

This neatly presented two-bedroom home is situated in a highly sought-after unit complex. Its low-maintenance living and tight-knit community makes it an opportunity not to be missed. It boasts a seamless open-plan layout, two generous sized bedrooms with built-in robes, and a single garage with an electric roller door. Being only walking distance from Raymond Terrace CBD, this home and its convenience couldn't be more perfect for downsizers or investors. More Key features include:- Good size main bedroom with built-in robe.- Bedroom two has a built-in robe.- Linen cupboard in hallway.- Main bathroom features a shower, vanity, and toilet.- Open plan kitchen, dining and living room.- The kitchen features a gas cooktop, rangehood, and electric oven.- Reverse cycle air conditioner in dining room.- Spacious laundry with second toilet.- Single garage with an electric roller door and internal access.- Private courtyard and outdoor entertaining area with a side gate.- Natural gas supplies instantaneous hot water system, cooktop, heating outlet in the living room and barbeque outlet outside.- Clothesline. Call us today to arrange an inspection. Approximate travel times: Newcastle (30 minutes). Newcastle Airport (15 minutes). Nelson Bay (40 minutes). Sydney (2 hours). Council rates: \$236.00 per quarter. Strata fees: \$400.10 per quarter. Rental appraisal: \$430 - \$450 per week. Property built in 2013. 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".