

**12 Talbragar St, Ruse, NSW, 2560**



**Sold House**

Friday, 7 July 2023

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**Bedrooms: 4**

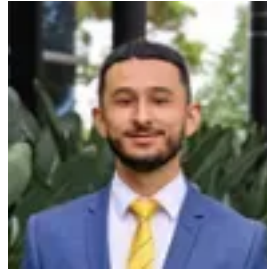
**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Tim Aaron  
0287851500



Alejandro Nagamine

## Stunning Family Home + Studio

Located in the highly sought after suburb of Ruse, this beautifully presented four bedroom home plus studio perfect to use as an office to work from home is a must to inspect! The home is within walking distance to local schools and only 350m to Wattle Reserve, boasting light filled modern interiors throughout plus a decked entertaining area and manicured gardens, the inclusions list is endless!

Other features include:

- \* Four great sized bedrooms with built in wardrobes to all
- \* Master bedroom with ensuite with floor to ceiling tiles plus feature lighting
- \* Open floor plan lounge and dining room
- \* Well presented kitchen with gas cooking, backsplash lighting as well as plenty of bench and cupboard space
- \* Large family room
- \* Main bathroom with floor to ceiling tiles as well as access to laundry
- \* Second kitchenette off the living area
- \* Internal laundry with external access
- \* Downlights throughout
- \* Split system and ducted air conditioning
- \* Floorboards
- \* Solar panels
- \* Garden shed
- \* Undercover decked entertaining area
- \* Low maintenance grassed backyard
- \* Studio at the back of the property perfect to use as an office to work from home
- \* Manicured gardens
- \* Grassed front yard
- \* Front porch
- \* Undercover carport
- \* Approx 350m to Wattle Reserve (Ruse), 800m to IGA Ruse, 900m to Ruse Public School, 2.9km to St Patrick's College Campbelltown, 3.2km to Airds High School, 3.3km to St Thomas More Catholic Parish Primary School, 4.8km to Campbelltown Mall.

Call today for further information!