

**15 Alma Street, Raymond Terrace, NSW 2324**

**House For Sale**

Tuesday, 5 December 2023



15 Alma Street, Raymond Terrace, NSW 2324

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 627 m2**

**Type: House**



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## Market Preview

Wonderful opportunity to purchase a neat three-bedroom home in a quiet street, all within walking distance to the Irrawang Public School, Irrawang High School, Ampol Service Station, and Anytime Fitness. It is also just a short drive to Lakeside Shopping Centre and the popular Lakeside Tavern. This home is perfect for a young family, downsizers or investors and is well maintained by the original owners. It boasts attractive street appeal and has convenient side access to the garage and carport. The rear yard is fully fenced with plenty of room for pets and kids to play. Key features include:- Cosy lounge room includes a combustion fire and carpet.- Neat and tidy kitchen features an upright stove, rangehood and plenty of cupboard space.- Open plan dining and living room has carpet, reverse cycle air-conditioning and a ceiling fan.- Large tiled outdoor entertaining area.- The three large bedrooms feature carpet and built-in robes, two with ceiling fans.- Bathroom includes a shower, vanity, and toilet.- Linen cupboard in hallway.- Spacious laundry.- Single garage and carport.- Separate garden shed. Call us today to arrange an inspection. Approximate travel time Newcastle (30 minutes). Newcastle Airport (20 minutes). Nelson Bay (40 minutes). Sydney (2 hours). Block size: 627m<sup>2</sup>. Council rates \$319 per quarter. Rental Appraisal: \$520 - \$540 per week. 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".