

**2/33 Rubiton Street, Wollongbar, NSW 2477**



**Duplex/Semi-detached For Sale**

Wednesday, 7 February 2024

2/33 Rubiton Street, Wollongbar, NSW 2477

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

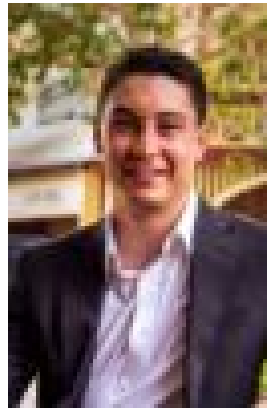
**Area: 525 m2**

**Type:**

**Duplex/Semi-detached**



Troy MacRae



Jack Oates

0429533940

**\$660,000-\$670,000**

In an elevated position close to parks and shops, this 3-bedroom duplex is a fantastic find for investors, first home buyers and downsizers. Stepping through the front door into a spacious lounge room with air-conditioning, you instantly feel at home. The neat and tidy kitchen with breakfast bar flows seamlessly onto an undercover patio area that overlooks the generously sized yard - a perfect spot to relax and unwind. The three bedrooms with built in wardrobes are serviced by a two-way bathroom and separate laundry, while the detached single car garage is accompanied by ample parking options for visitors. Situated in a leafy and family-friendly area, this solid home could also be a great addition to your investment portfolio with a wonderful tenant currently in place and eager to stay on. For more information or to arrange your inspection, contact Troy and Jack at Elders Alstonville today.