

**2/99 Georges River Road, Ruse, NSW 2560**



**Unit For Sale**

Saturday, 27 April 2024

2/99 Georges River Road, Ruse, NSW 2560

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Unit**



Garth Makowski  
0246287444



Michelle Dercy  
0246287444

**Price Guide \$389,000 - \$429,000**

ENTRY FROM BURRAGORANG ROAD Total Size - 123m<sup>2</sup> | Internal 95m<sup>2</sup> | Balcony 14m<sup>2</sup> | Garage 14m<sup>2</sup> This is a remarkable opportunity to purchase a premium apartment positioned in a 'blue-ribbon' project. This apartment boasts a commanding North facing aspect, light filled with the added convenience of ground floor position. This apartment is well designed with a spacious open plan layout. The L-shaped lounge room is oversized with a generous lounge and separate dining room which opens onto the covered outdoor balcony. The kitchen is well-appointed in original condition with pantry and breakfast servery. One of the outstanding features of this apartment is its convenient location within short walking distance to Ruse Shops and Ruse Primary School and day care centres with public transport within walking distance. This apartment comes complete with a caged lock up garage, and off-street visitor parking. Currently leased to a long-term tenant, this property presents an attractive investment opportunity for the savvy property investor. For the first home buyer this is easily one of the best apartments available for sale and an opportunity not to be missed. This apartment can be sold with or without vacate possession. \* Harcourts has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, prior sale or withdrawal without notice.