

**20/31 Fiona Street, Point Clare, NSW 2250**

**Raine&Horne®**

**Villa For Sale**

Wednesday, 17 April 2024

20/31 Fiona Street, Point Clare, NSW 2250

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 190 m2**

**Type: Villa**



Sean Roach

0243247744

**\$460,000**

**WHY SHOULD YOU BUY THIS PROPERTY?** Nestled within the esteemed Jacaranda Village, this beautifully renovated two-bedroom villa offers the perfect blend of an over-55's environment with the benefits of being Strata Titled. Step into a haven of tranquility as you enter this meticulously renovated villa. The heart of the home boasts a newly refurbished kitchen, complete with sleek cabinetry, stainless steel appliances, and ample counter space, perfect for culinary enthusiasts and casual gatherings alike. With amenities such as a bus stop, Point Clare Train, local shops all nearby, you will be hard pressed to find a more convenient location for your next home.

**THE FEATURES:**

- Strata Titled over 55's complex
- Recently renovated kitchen with 40mm stone bench tops
- Tastefully renovated bathroom
- Private Balcony
- Carport at your front door
- Close to bus stop and Train Station

**THE DETAILS:**

Strata Rates: \$706pq  
Council Rates: \$1,110pa  
Water Rates: \$908pa + Usage  
Total Size: 190sqm  
Complex Age: 1981  
Complex Density: 30  
Current Rent: \$500pw

**Disclaimer:** This website has been prepared for marketing purposes only and may be subject to change without notice. The information and illustrations contained in this website are indicative only and is not to be construed as advice, a recommendation or an offer for the sale or rent of property. Every care has been taken to verify the accuracy of the information contained in this document, but no warranty (either express or implied) is given by Raine & Horne or its agent, as to the accuracy of the contents. Prospective purchasers and/or tenants should conduct their own investigations into all matters relating to the proposed purchase and/or lease of the property.