

# 4 Brandon Close, Raymond Terrace, NSW 2324

## House For Sale

Tuesday, 23 April 2024



4 Brandon Close, Raymond Terrace, NSW 2324

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 560 m2

Type: House



Lauren Hair  
0249834200



Jessica Snow  
0422016607

**\$580,000 - \$620,000**

**THE ONE YOU'VE BEEN WAITING FOR** Freshly painted throughout, this property exudes charm and warmth, ready for immediate enjoyment. Boasting a detached double lock-up garage and side access, it offers both convenience and functionality. While already immaculate, there's ample opportunity for buyers to customize and add value over time. With its perfect blend of comfort, convenience, and potential.

**Key Features-** Spacious living area with reverse cycle air conditioning and ceiling fan- Separate dining off the functional kitchen- Three good sized bedrooms all with ceiling fans- Three way bathroom grants convenience and functionality- Detached double lock-up garage with power- Good sized yard both secure and private- Family friendly location in a cul-de-sac

Presenting an irresistible opportunity for both first-time homebuyers and savvy investors alike. Its pristine condition and potential for customization make it a standout choice in the market. An inspection is a must to truly appreciate the impeccable tidiness and charm this property offers. Nestled in a sought-after neighborhood, this charming property offers not just a home, but a lucrative investment opportunity.

Currently tenanted by a wonderful occupant who has maintained the space with care, this residence boasts a remarkable blend of comfort and potential. The current owner, recognizing the value of a reliable tenant, has kept the rent modest at \$430 per week. However, astute investors will be thrilled to discover that market appraisals indicate a potential rental income of \$520 - \$545 per week, showcasing the untapped financial potential waiting to be unlocked. What's more, the tenant, enamored with their living space, eagerly welcomes the chance to continue their residence and is open to discussing a new rental amount. Don't miss out on this rare chance to secure a property with both immediate returns and promising future gains!

**Council/Water Rates** approximately - \$2,319 per annum  
**Rental Return** - \$520 - \$545 per week  
**Year built** - 1985  
**Land size** - 560sqm

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