

# 5 & 5A Sturgeon Street North, Raymond Terrace, NSW 2324

steve**bates**

## Sold House

Monday, 14 August 2023

5 & 5A Sturgeon Street North, Raymond Terrace, NSW 2324

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 732 m<sup>2</sup>

Type: House



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**\$520,000**

This charming older-style cottage, complete with a granny flat, is located just minutes from the CBD and in walking distance of local shopping centres. The main home features two bedrooms, with the main boasting a built-in wardrobe and ceiling fan. A comfortable lounge room and kitchen that flows into the dining area making for a cosy living space. The self-contained granny flat includes a spacious lounge room, updated kitchen with shared shower and laundry facilities and a separate toilet, also providing a generously sized bedroom. This 732m<sup>2</sup> lot offers a single detached lock-up garage, covered area, and lawn locker at the rear of the property. Both properties are currently tenanted, providing a combined yearly return of approximately \$33,000. Council/Water Rates approximately - \$2,290 per annum. Please note, power and water are not separately metered for each dwelling. This information has been provided to us by third parties and we do not accept responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.