

# 54 Cudgegong Road, Ruse, NSW 2560

## House For Sale

Wednesday, 6 December 2023

54 Cudgegong Road, Ruse, NSW 2560

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 613 m<sup>2</sup>**

**Type: House**

**Price Guide: \$800,000**

The perfect investment opportunity awaits in the heart of Ruse at 54 Cudgegong Road! Offering an abundance of space, comfort, and convenience all on a 613sqm block! Close to all conveniences schools, shops and public transport and guaranteed rental income until January 2026, you will not want to miss this one! A functional and practical floorplan showcases four generously sized bedrooms and a well-appointed bathroom, both a separate living and dining area with a designated meals area. The central kitchen is equipped with gas cooktop and Westinghouse wall oven, with ample storage and microwave cupboard. Step outside to a great undercover outdoor area, perfect for hosting barbecues, relaxing with a book, or simply enjoying the fresh air all year round. Situated within Close proximity to schools, parks, and shops, this property is a true gem in the sought-after Ruse neighbourhood. Don't miss the opportunity to make this house your next investment. Contact Meryl LaMacchia today on 0405 159 215! Please note this property is currently tenanted until January 2026\*\* We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge. Prospective purchasers should make their own enquiries to verify the above information.