

**67 Raye Street, Tolland, NSW 2650**

**House For Sale**

Wednesday, 12 June 2024

**MACARTHUR**

REAL ESTATE

67 Raye Street, Tolland, NSW 2650

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 651 m2**

**Type: House**



Chloe Chamberlain  
0448937748

**\$560,000**

This neat and tidy brick family home is situated on a corner block and is located within walking distance to local schools, sporting ovals and shops. Do not miss this fantastic opportunity to enter the property market or simply add to your investment portfolio. - Featuring three bedrooms with built in robes to all, the master complete with a built-in robe and ensuite plus an optional fourth bedroom, home office or third living space - From the moment you step inside you are greeted by the lovely genuine timber floorboards that flow through the main areas of the home - Sun drenched lounge room featuring corner window and updated blinds - The combined kitchen and dining room are centrally located with an updated kitchen featuring gas cooking, breakfast bar and dishwasher - Enclosed back sunroom off the kitchen features a split system and laundry access with plenty of space for extra storage or to be used as an enclosed entertaining area - Ducted evaporative cooling, ducted in-floor gas heating and ceiling fans in two bedrooms are sure to keep you comfortable throughout the seasons - Low maintenance secured backyard with garden shed, cubby house and access to the full powered double garage with electric roller door access - Currently leased by Macarthur Real Estate until 17/12/2024 with the tenants paying \$480.00 per week with intentions to re-sign another lease, current market potential up to \$500 per week. Do not miss this opportunity, contact Chloe for an inspection today on 0448 937 748. Council Rates: \$1,882.00 per annum\*All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.