

**81 Nile Street, Raglan, NSW 2795**



**Sold House**

Tuesday, 17 October 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1537 m2**

**Type: House**



Jacinta Purvis  
0263329444



Casey Rollinson  
0499008492

## Contact agent

This family home is set on an enormous 1,537sqm block in the sought-after Raglan within walking distance to the sought-after Raglan Public School, and Ralph Cameron Oval. This home is offering a family-friendly layout, light-filled living spaces, and a separate home office, this would be ideal chance for the investor, an expanding family, or those looking to develop or extend in the future (STCA). What we love about this property:

- Galley-style kitchen with gas and electric cooking and a walk-in pantry
- Light-filled meals and family area plus a spacious separate living room
- Three generously sized bedrooms (two with BIRs, master with a WIR)
- Functional bathroom with separate WC plus an ensuite to the master
- Ducted gas and wood heating plus split system heating and A/C
- Rear pergola plus a front verandah with views back towards town
- Single lock-up garage with a powered workshop space
- 9m x 5m fully insulated shed with power ideal as a retreat/home office
- Large, established, and fully enclosed rear yard with side access
- Walking distance to the local school, park and the Bathurst Airport
- Connected to town septic and water supply
- Water tank for garden and outside usage

Invest now for your future with limited block of this caliber on offer, contact our team to book your inspection today! \*\* Council rates: approx \$2226.25 p/a