

**19 Ranken Street, Eglinton, NSW 2795**



**House For Sale**

Friday, 3 November 2023

19 Ranken Street, Eglinton, NSW 2795

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 5**

**Area: 930 m2**

**Type: House**



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## Guide \$625,000 - \$670,000

On a level 929sqm block in a peaceful pocket of Eglinton, this four bedroom family friendly home is one to inspect. The large 4 bay shed is incredible and won't disappoint. With minutes to walking paths, sports grounds, the local coffee shop and the ever-popular Eglinton school, this home represents a fantastic opportunity for a first home buyer or investment. With a huge backyard space and storage will never be an issue. What we love about the property:

- Neat kitchen with electric cooktop
- Generous master bedroom
- Three additional bedrooms, all with built-in robes
- Spacious separate lounge room plus dining area off kitchen
- Recently renovated bathroom with bathtub, shower, and separate toilet
- Split system air conditioner plus electric heater
- Large covered alfresco area overlooking the level backyard
- Double drive-through carport with access to the 12x7m Colourbond insulated shed with 15-amp power and a fireplace, with Council approval in place for a verandah if desired
- Level lawns ideal for children, plus scope for a swimming pool
- Moments' walk to Eglinton public school
- Currently tenanted at \$530p/w until 29/01/24

This property offers a relaxed family lifestyle or low maintenance investment, great value for a young family or the astute investor. Inspect today!

\*\*Council Rates: approx. \$2991.54 p/a\*\* Current market rent appraisal: approx. \$540p/w