

49 Kangaroo Street, Raymond Terrace, NSW, 2324



House For Sale

Wednesday, 16 October 2024

49 Kangaroo Street, Raymond Terrace, NSW, 2324

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Liam Osborn
0249873571



Joel Osborn
0249873571

Prime Position

Welcome to 49 Kangaroo Street! This well-maintained three-bedroom home is centrally located, just a stone's throw from the CBD, Boomerang Park, schools and the Muree Golf Club.

Whether you are a retiree, first home buyer, downsizer, or investor, this property should not be missed.

Key features include:

- Spacious lounge room at the front of the home, opens to the front verandah.
- Large main bedroom at the front of the home with a built-in robe and carpet.
- 3-way bathroom features a shower and bath with a separate toilet and vanity.
- Linen cupboard in the bathroom and the hallway.
- Remaining two bedrooms feature built-in robes and carpet.
- Open plan kitchen, dining and living room. The kitchen features an oven, cooktop, rangehood and plenty of cupboard space.
- Reverse cycle air conditioning in the living room.
- Spacious laundry opens to the garage and has a second toilet.
- Single garage with internal access and drive thru access into the outdoor area.
- Large undercover outdoor area.
- Fully fenced backyard.

Call us today to arrange an inspection.

Approximate travel times:

Newcastle (30 minutes).

Newcastle Airport (20minutes).

Nelson Bay (40 minutes).

Sydney (2 hours).

Block size: 322m².

Council rates: \$391 per quarter.

Water rates: \$205 per quarter, plus usage.

Currently leased for \$500 per week. The lease expires Feb 2025

Market rent: \$540 to \$560 per week

Note: Owner Declares interest.

Disclaimer: "We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations".