



**10 Warringhi Street RAYMOND TERRACE, NSW**

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**OPPORTUNITY PRESENTS**

It is uncommon for a property to tick as many boxes as this little beauty does. Firstly there is a neat and tidy three bedroom home with two living areas and a SLUG. However the real value comes in the fact that the block is over 850sqm, has great side access giving the buyer the opportunity to add another two dwellings (STCA) AND it is located only 800m to the CBD. Whether you develop immediately or collect a handy in return in the short term and look to develop down the track, that choice is yours but don't let this one slip through your grasp.

**Price:** \$275,000 - \$300,000

**Osborn George**