



## 6/31 - 33 Glenelg Street Raymond Terrace, NSW

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### Downsizers delight in the heart of town.

This neatly presented two-bedroom home is situated in a highly sought-after unit complex. Its low-maintenance living and tight-knit community makes it an opportunity not to be missed. It boasts a seamless open-plan layout, two generous sized bedrooms with ceiling fans, built-in robes, and a single garage with an electric roller door. Being only walking distance from Raymond Terrace CBD, this home and its convenience couldn't be more perfect for downsizers or investors.

#### More Key features include:

- Good size main bedroom with ceiling fan and built-in robe.
- Bedroom two has a ceiling fan and built-in robe.
- Linen cupboard in hallway.
- Main bathroom features a shower, vanity, and toilet.
- Two ceiling fans in the kitchen.
- Natural gas supplies instantaneous hot water system, cooktop, heating outlet in the living area.

**Price:** \$510,000

**Council Rates:** \$214.00 p/q

**Water Rates:** \$168.04/month (approx)



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## 6/31 Glenelg Street, Raymond Terrace

Internal 104 m<sup>2</sup> External 21 m<sup>2</sup> Land Size m<sup>2</sup>

2 x  1 x  1 x 



OSBORN  
GEORGE

**NOTE:** Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.