



### 13 Brown Street Raymond Terrace, NSW

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#### The story begins here....

This neat and tidy three-bedroom home is situated on a large 797m<sup>2</sup> block that faces a reserve. The reserve provides loads of space and access into the secure front yard, and there is also plenty of off street parking at the rear of the property. It is also just a short stroll to the Irrawang Public School and 10-minute walk to Irrawang High School.

This is a perfect opportunity for young families, first home buyers and investors looking for great value.

#### Key features include:

- Good size lounge room features air conditioning and a ceiling fan.
- All three bedrooms are appointed with built-in robes and ceiling fans.
- Functional kitchen includes electric stove and rangehood.
- Dining room has a ceiling fan.

**Price:** \$475000

**Council Rates:** \$221.80 p/q

**Water Rates:** \$188.75 p/q



**Liam Osborn**

0447 822 460

**Joel Osborn**

0432 566 245

