



### 33 Irrawang Street Raymond Terrace, NSW

3 bedrooms, 1 bathroom, 1 car

#### Excellent location with huge potential

This property presents an exceptional opportunity for developers and first home buyers alike. Situated on a prime development block, this residence boasts numerous features that make it a standout choice in the current market.

Centrally located and just a short walk to the Raymond Terrace Community Pre School, St Brigid's Primary School, Raymond Terrace Public School, Muree Golf Club, Boomerang Park, Men's Shed, and the CBD.

#### Key features include:

- Three generously sized bedrooms, two equipped with ceiling fans and one featuring an air-conditioner for year-round comfort.
- Large kitchen with plenty of cupboard space and a stove.
- Good size lounge room features a ceiling fan.
- Second toilet outside.
- Expansive 651m2 block, offering plenty of space for outdoor activities and future development.

**Price:** \$500,000

**Council Rates:** \$400.00 p/q



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## 33 Irrawang Street, Raymond Terrace

Internal 83 m<sup>2</sup> External 568 m<sup>2</sup> Land Size 651 m<sup>2</sup>

3 x  1 x  1 x 



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