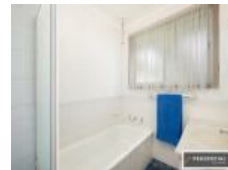


120 Junction Rd, Ruse, NSW 2560

Sold - \$476,000

House 3  1  2 



## POTENTIAL, POTENTIAL, POTENTIAL

PRICE GUIDE \$440,000+ or Auction 22nd August

Located in Ruse, this 3 bedroom home shines potential. The perfect investment or family home, this property features an L-shaped lounge with dining area, bathroom with the separate amenities and outdoor entertainment area. With a little TLC, you will enjoy making this house your home!

3 well-sized bedrooms with built-in wardrobes in the main and second bedroom  
L-shaped lounge with dining area - a cosy space for the whole family to relax in  
Leading out from the dining room, the pergola area is an inviting space to host family and friends  
Compact yet practical kitchen overlooks the back garden  
Main bathroom includes separate shower, bath and toilet for added utility  
In-wall air conditioner located in the living area, with a ceiling fan in the main  
Front verandah runs the length of the front facade- a fantastic spot to unwind and enjoying your morning coffee from  
Side access to the rear is convenient for the storage of all your beloved toys whether it be a boat, bike or car.  
Sizable internal laundry with clothes hoist to the rear of the property  
Double garage with external access offers extra security

Extra Information:

Council Rates \$1200 P/A

Water Rates \$706.24 P/A

Potential rent per week: \$390.00- \$410.00

INSPECT THIS PROPERTY

If you think this property may suit you, it's easy to arrange an inspection.

Firstly, you can arrange an inspection time immediately by clicking the email agent button above and following the prompts. You can select a suitable day and time and get an immediate confirmation of your time.

### Listed By

Michael OSullivan

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Open for Inspection

By Appointment.