

10 Cudgegong Rd, Ruse, NSW 2560

Sold - \$556,000

House 3  1  1 



## MOVE IN...DO NOTHING!

PRICE GUIDE \$520,000+ or Auction 5th September

How? you ask with this stunning 3 bedroom family home. Well-positioned in a quiet street of Ruse, you will find this all-inclusive brick veneer home with plenty to talk about! Sporting open plan living areas, a timber kitchen with gas cooking and plenty of charm, updated bathroom with stylish floor to ceiling tiles, single lock-up garage and even potential for a granny flat! you will love coming home to this brilliant family home.

3 sizable bedrooms all with built-in wardrobes, the main featuring a split system air conditioner  
Classic timber kitchen with gas cooktop, range hood and plenty of cupboard storage overlooks the lush back garden  
Spacious, open-plan lounge with adjacent meals area creates a great space to enjoy family meal time  
Well-appointed, stylish bathroom offers floor to ceiling tiles and separate bath, shower and toilet amenities  
Internal laundry with clothes hoist featured in the backyard  
Single lock-up garage and driveway will keep your vehicle safe  
The kids will love playing and growing in the spacious backyard with established, flowering plants while the front yard boasts fully-landscaped gardens  
Add value to the property and your lifestyle, with potential to develop a granny flat (STCA)  
Good family home at a great location- close to a selection of local schools, shops and public transport  
This exclusive property also offers an alarm system for added peace of mind, side access and TV antenna

### Extra Features

Council rates per quarter: \$325.00  
Water rates per quarter: \$230.00  
Strata fees per quarter: N/A  
Potential rent per week: \$400.00

### INSPECT THIS PROPERTY

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

### Listed By

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Open for Inspection

By Appointment.