

44 Cudgegong Rd, Ruse, NSW 2560**Sold - 3/08/2016**House   **BEST-KEPT SECRET**

Tucked away in the established suburb of Ruse you will find this 3 bedroom family home with modern kitchen. Designed with a large lounge area with in-wall a/c, modern, sparkling kitchen with gas cooking and meals area, practical 3 way bathroom, generously-planned pergola area, double carport and a single garage this home has something to offer the whole family!

Open for Inspection

By Appointment.

- Settle in for a great night sleep in one of the 3 bedrooms, 2 featuring large built-in wardrobes and ceiling fans
- Refresh after a hard day's work in the well-appointed bathroom with bath, shower, toilet and vanity which services the sleeping quarters
- Cosy up in the spacious lounge area which features a ceiling fan, in-wall air conditioner and polished timber floors for your family's year round comfort
- Prepare culinary delights for your family and friends from the pristine kitchen with gas cooking, stainless steel rangehood, dishwasher and under-bench oven, 2-door pantry and excellent bench and cupboard storage which overlooks the backyard
- Share family meals around the dining table in the open dining space offered just-off the kitchen
- Be the host with the most out under the spacious colorbond pergola area which looks out across the lush backyard- plenty of room for the kids or family pet to play and explore!
- Store your vehicles safe and sound under the well-designed, double carport and the air-conditioned, single garage with workshop area
- Ready for nesters or investors, this 3 bedroom gem also boasts; an external laundry, gas hot water, garden shed, colorbond fences, linen press, landscaped front garden, patterned concrete driveway, TV antenna and clothes hoist

Extra details:

- Council rates per quarter:\$330.00
- Water rates per quarter:\$220.00
- Potential rent per week:\$400.00- \$430.00

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

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