

103 Ramsay Road Picnic Point NSW

Presenting a rare and exciting opportunity to purchase in a highly sought after suburb & street, this is undoubtedly one of Picnic Points best opportunities.

A sturdy house with 2 good sized bedrooms, neat & tidy kitchen, spacious living and dining, updated bathroom as well as a sunroom will provide the successful purchaser with a number of options.

Standing tall on approximately 1037sqm of land with a 20.11m frontage, the lucky buyer can choose to either to rent the property or consider renovating or developing the block (S.T.C.A).

A lock up garage and a large yard also provide the option for a buyer to build their dream home or carry out renovations to the property.

Properties such as this are becoming few and far between so don't delay your inspection of this property as it will certainly receive a good deal of interest.

Note: Storm water easement is provided on the rear fence.




We Love:

- ? The scope to add further value
- ? Central Location, walking distance to everything
- ? Peaceful location with quality surrounds

Pluses:

- ? Wide street frontage of 20m
- ? Development opportunity for astute buyers
- ? Land dimensions approximately: 20.11x 51 = 1037sqm

Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document.

2  1  4 

Price : \$ 1,710,000

Land Size : 1040 sqm



Andrew Prodromou

02 9771 6115

andrew@allianceaust.com.au

103 Ramsay Rd,
Picnic Point, NSW
Floorplan & Siteplan
(siteplan not to scale)



This diagram is for illustrative purposes only. All reasonable care has been taken in the preparation, but no warranty is given to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries. Photos and Floorplan by www.opticoolstudios.com

