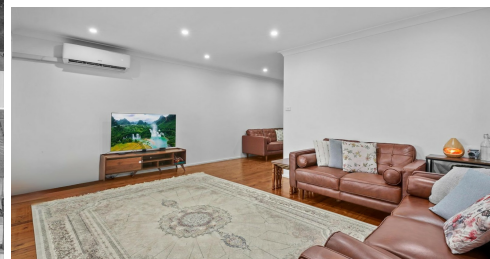
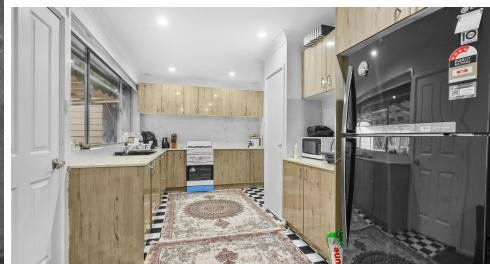


139 JUNCTION ROAD, RUSE, NSW, 2560



Tameem Nazari



# FOR SALE

## HOUSE, GRANNY FLAT & STUDIO

This outstanding triple living opportunity is perfect for both homeowners and savvy investors! Positioned in the highly desirable suburb of Ruse, this property offers versatility and strong rental potential.

Set on 749sqm parcel of land, this home, granny flat and Studio combination generates an impressive rental income of \$1,460 per week. With Ruse Public School and Leumeah High School just a short walk away, and the newly renovated Cook Reserve conveniently located across the road, this property truly ticks all the boxes for families and investors alike.

### Property Features:

#### Main Home:

- 3 spacious bedrooms, with built-in wardrobes
- Open plan living area featuring split system air conditioning for year-round comfort
- Well-maintained kitchen
- Modern bathroom, fully tiled from floor to ceiling
- Fenced yard, perfect for privacy and outdoor enjoyment

#### Granny Flat:

- 2 bedrooms, both with built-in wardrobes
- Open plan living and dining area, complete with split system air conditioning
- Stylish kitchen with stone benchtops and ample cupboard space
- Tiled throughout for easy maintenance
- Combined bathroom and laundry for efficient space use

#### Studio:

- 1 Bedroom with Built-in
- Bathroom with floor to ceiling tiles
- Open plan living and dining area, complete with split system air conditioning

**DISCLAIMER:** All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Webpage enquiries must include a contact number and email address to receive

6 BED | 3 BATH | 1 CAR

### PRICE:

\$1,150,000 - \$1,230,000

### OPEN FOR INSPECTION:

N/A



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Nazari Property Group



## 139 Junction Road, Ruse

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.

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