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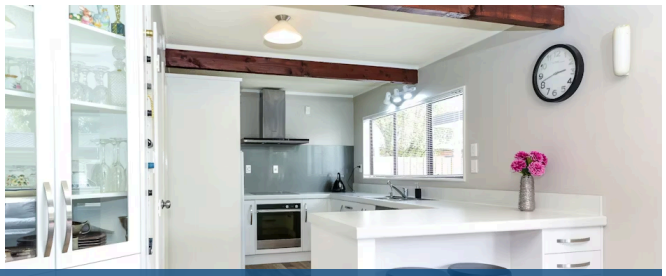

45 Raymond Street, Fairview Downs

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If you are seeking a beautifully presented large family home within easy access of the CBD and University then this two storey property adjacent to a park is a must view. As you enter the house you will be amazed by the sense of spaciousness and natural light that adorns the living, kitchen & dining area. A new kitchen was recently installed with added features such as generous bench area, soft closing drawers and space saving cupboards. Large sliding doors which provide unlimited view of the rear section provide for easy access out onto the north east facing patio complete with covered pagola totally set up for entertaining during fast approaching summer months. As you continue to explore the ground floor you can relax in the large lounge complete with office nook under the stairwell before going on to view two double size bedrooms, a third smaller bedroom or office, a new bathroom and separate laundry. . On climbing the stairs to the 1st floor you will then appreciate the exposed ceiling beams which give the dwelling that extra sense of character & charm. At the top of the stairs you will come across a mezzanine floor or second living area perfect just to chill out and read or chat away from those younger members of the household. It is here you also have access to the master bedroom complete with newly installed ensuite and further bedroom with view across park to western ranges. The flat 749 sqm section has been immaculately maintained and with the rear sector able to be secured makes it a perfect play area for young children and or pets. The good size double garage together with attached workshop will certainly get the attention of any home handymen.

Land area	749 m²
Floor size	182 m²
Rateable value	$455,000
Rates	$2,697.74