



2/45 Alfred Street Ramsgate Beach, NSW

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### Single level living at its beachside best

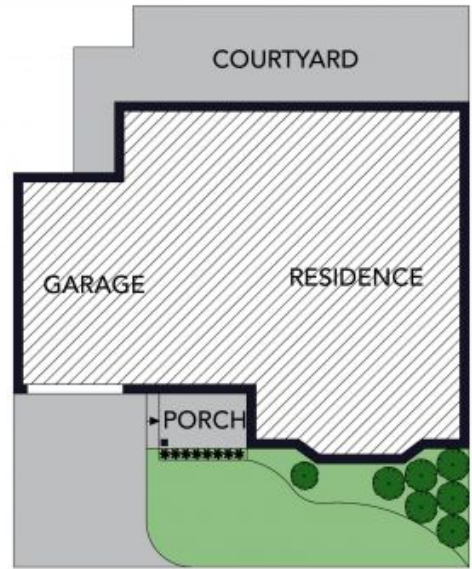
A fantastic beach location within footsteps to the sand, water and bayside paths gives this single level villa excellent appeal. Well-appointed and freshly presented throughout, it offers a home of light and privacy with the emphasis on convenience, as it is well positioned with Ramsgate's shops, dining and transport connections within easy reach. All the elements of entry level and investment success are here with a readymade home offering lots of future scope to add extra value through renovation.

**Price:** SOLD AT AUCTION \$1,000,000 | Ray Fadel  
**Council Rates:** \$424.00 p/q  
**Water Rates:** \$146.00 p/q  
**Strata Rates:** \$638.00 p/q



**Ray Fadel**

0413 177 739



Site Plan



The site plan and floor plans are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of similar elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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STONE