

8 Clarkes Road Ramsgate, NSW

7 3 2

### Spacious family home with separate guest residence

Offering exceptional flexibility for a growing family, this spacious four-bedroom residence provides a lifestyle of easy living and entertaining in a highly convenient section of Ramsgate. It features generous and bright interiors complemented by smart modern updates, an expansive rear garden and outdoor entertainment areas. A bonus here is the separate three-bedroom granny flat, ideal for in-law accommodation or a rental property, while the location is within walking distance to local shops, cafes and minutes to Ramsgate Beach.

**Price:** SOLD \$2,160,000 | Ray Fadel  
**Council Rates:** \$315.00 p/q  
**Water Rates:** \$151.00 p/q



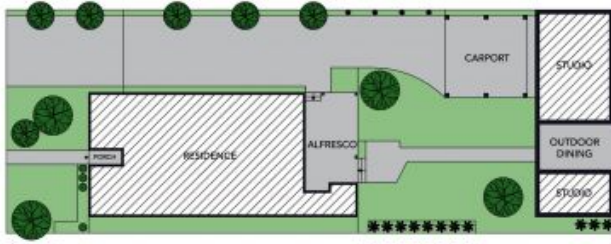
**Ray Fadel**

0413 177 739



**Heidi Baines**

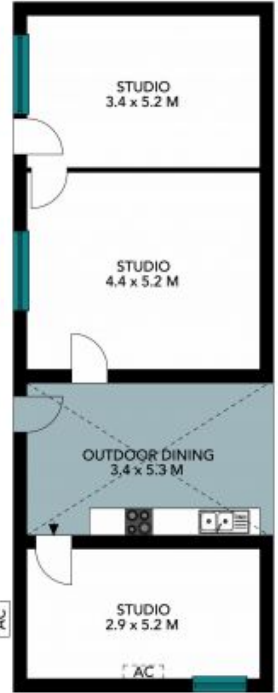
0447 487 334



SITE PLAN



(NOT IN POSITION)



(NOT IN POSITION)



The site plan and floor plan are not to scale, measurements are indicative and in metres. Shades and lines 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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STONE



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 water elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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