

241 The Grand Parade Ramsgate Beach, NSW

4 2 2

### Prime, waterside opportunity

A magnificent opportunity in the rarely offered dress circle of Ramsgate Beach, set back from the Grand Parade this charming two storey home has water views, the beach and wonderful foreshore walks less than 100m from the front door. On a level block (897sqm), it offers enormous potential for renovation or redevelopment for the savvy investor.

**Price:** SOLD \$3,185,000 | Shaun Ramani  
**Council Rates:** \$754.00 p/q  
**Water Rates:** \$150.00 p/q



**Shaun Ramani**

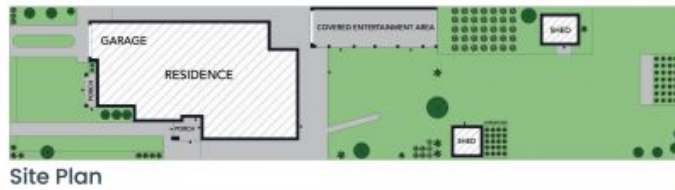
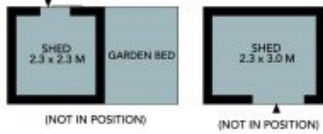
0417 444 919



**Ray Fadel**

0413 177 739

241 The Grand Parade  
Ramsgate Beach



Site Plan



Ground Floor



First Floor



The site plan and floor plan 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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STONE



Ground Floor

First Floor



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