



1/41 Orana Street Green Point, NSW      2      1      1

### Beautifully Maintained Villa - Move-In Ready!

Nestled in the sought-after Green Point area, this impeccably maintained 2-bedroom villa in a block of just two, offers the perfect blend of comfort, convenience, and low-maintenance living. With nothing to spend, this charming villa is ideal for downsizers, first-home buyers, or savvy investors alike.

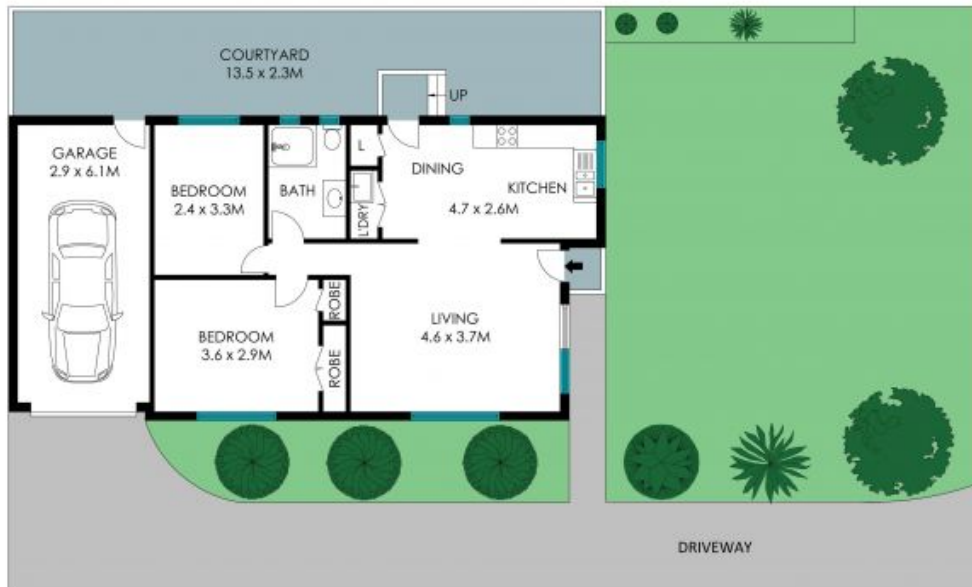
**Price:** Contact agent  
**Council Rates:** \$1,231.25/year (approx)  
**Water Rates:** \$1,062.99/year (approx)



**Andrew Thomson**  
0405 103 077



**Samantha Washington**  
0401 785 592



Ground Floor

Total Living Area: 106 sqm



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.