



Taree, 7 Melinga Place

MUST be Sold! | 954sqm Registered Land for Family Home or Duplex

Secure yourself the absolute best value vacant lot that is nestled in amongst one of Taree's newest up and coming housing developments, "Taree Heights". Located on the Northern side of Kanangra Ridge Estate and privately tucked away in a quiet cul-de-sac, this residential block spans a generous 954.7sqm to cater for a greater scope to design your dream home or possible duplex for a dual income investment (subject to council approval).

Here is what is on offer:

- Registered Land. No time to wait!
- Total block size 954.7sqm with a gentle slope to the street



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



LAND 954.70 m²

For Sale

Price Guide \$230,000 - \$253,000

Contact

Justin Atkins

0417 955 176

jatkins@ljhtaree.com.au

Kelly Sawyer

0421025081

ksawyer@ljhtaree.com.au

LJ Hooker Taree
(02) 6552 1133

- House and Land packages available from approximately \$555,000 to \$655,000 to suit everyone's budget
- Approximately 38-40m depth with a street frontage of approximately 15m
- North West facing aspect
- R1 General Residential Zoning
- Services including town water, sewer, power and tar sealed road
- Conveniently located 800m from St Joseph's primary school, 2.6km to your choice of two high schools and 3.5km to Taree's CBD

Our owner needs to sell this property as soon as possible due to a change in circumstances. To obtain a copy of the contract or to discuss further please contact Justin Atkins on 0417 955 176

** Boundary markings have been provided as a guide only for visual representation and are indicative only. Please refer to the contract of sale and lot plan.

More About this Property

Property ID	IHSNF7G
Property Type	Residential
Land Area	954.7 m ²

Justin Atkins

Licensed Real Estate Sales Specialist | jatkins@ljhtaree.com.au

Kelly Sawyer

Sales Assistant to Justin Atkins | ksawyer@ljhtaree.com.au

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227 Victoria Street, TAREE NSW 2430

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HOUSE & LAND retreat RANGE

HOUSE AND LAND FOR UNDER \$600,000

ELSIE 105
\$555,844*

TOTAL COST	\$555,844
HOUSE COST	\$120,000
LAND COST	\$435,844

LOT 318 MELINDA PL, TAREE
LAND: 954 m²

Features & Inclusions:

- Open plan living/dining
- Stone bench tops
- Large kitchen island
- Local stone exterior cladding
- Stainless steel appliances
- Stainless steel rangehood
- Stainless steel oven
- Stainless steel dishwasher
- Stainless steel sink
- Stainless steel tap
- Stainless steel water filter
- Stainless steel garbage disposal
- Stainless steel undermount sink
- Stainless steel backsplash
- Stainless steel toe kick
- Stainless steel leg
- Stainless steel toe
- Stainless steel toe plate
- Stainless steel toe plate
- Stainless steel toe plate

For more information contact:
Dean Thompson 02 6583 1034
sales@ljhooker.com.au

HOUSE & LAND retreat RANGE

AMAZING VIEWS

TALLIS 106
\$593,631*

TOTAL COST	\$593,631
HOUSE COST	\$120,000
LAND COST	\$473,631

LOT 318 MELINDA PL, TAREE
LAND: 954 m²

Features & Inclusions:

- Open plan living/dining
- Stone bench tops
- Large kitchen island
- Local stone exterior cladding
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HOUSE & LAND Sanctuary RANGE

TARINI 399
\$655,723*

TOTAL COST	\$655,723
HOUSE COST	\$120,000
LAND COST	\$535,723

LOT 318 MELINDA PL, TAREE
LAND: 954 m²

Features & Inclusions:

- Open plan living/dining
- Stone bench tops
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- Local stone exterior cladding
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