






3 West Street, Coopernook

## Charming Weatherboard Home on 1,288sqm with Unique Music Studio

Welcome to 3 West Street, Coopernook, a beautifully presented three-bedroom weatherboard home filled with warmth, character, and relaxed village charm. Set on a generous 1,288sqm block with dual street access, this property offers a peaceful lifestyle while remaining conveniently close to Harrington, Taree, and the stunning Manning Valley coastline. The expansive block size and layout also present potential for dual occupancy or future development, subject to council approval, adding further appeal for investors or those seeking long-term flexibility.

The home is ideally positioned within a three-minute walk of Coopernook Primary School, the Post Office, General Store, and Service Station, making everyday living easy and convenient.

Inside, the home features exposed timber beams, a cosy woodfire fireplace, and a flexible floorplan designed for comfortable living. Additional features include air conditioning in the main living area, solar hot water, and the home having been fully re-wired approximately four years ago, providing both comfort and peace of

3  1  1 

**FOR SALE**  
\$650,000 - \$670,000

**AGENTS**  
Sacha Fraser  
0431 183 617  
sfraser@ljhtaree.com.au

Jade Hush  
0481 764 063  
jhush@ljhtaree.com.au

**AGENCY**  
LJ Hooker Taree  
(02) 6552 1133

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.

 **LJ Hooker**

mind.

A front verandah and rear deck offer inviting spaces to relax or entertain, while the inclusion of a built-in bar, rumpus room, and dedicated music studio makes the home ideal for hosting gatherings or pursuing creative interests.

The property comprises three well-sized bedrooms, a family bathroom with bath, shower, and vanity, and two toilets for added convenience. A single carport with a roller door provides secure parking and additional storage.

The spacious yard offers ample room for children and pets to play, gardening, and easy access to the rear of the property via the second street frontage.

Offering a rare combination of character, versatility, and lifestyle appeal, 3 West Street presents an excellent opportunity for families, creatives, or investors seeking a charming village home with future potential, close to local amenities, rivers, and beaches.

Opportunities like this are rare - contact Sacha Fraser on 0431 183 617 or Jade Hush on 0481 764 063 to book your private inspection today.

Disclaimer: All information provided has been sourced from relevant third-party providers. While we strive for accuracy, we do not guarantee its correctness and make no warranties regarding the information supplied. Interested parties are advised to conduct their own investigations.

Some images in this listing have been digitally enhanced or virtually staged to showcase the property's potential. Edits may include adjustments to lighting, color, landscaping, furniture placement, and other visual improvements. These enhancements are for illustrative purposes only.

Actual property features, finishes, and conditions may vary from the edited images. We encourage all interested parties to schedule an in-person inspection to view the property as it currently appears.

## MORE DETAILS

Property ID	1RR3F7G
Property Type	House
Land Area	1288 m2
Including	Air Conditioning Toilets (2) Balcony Secure Parking Fully Fenced Solar Hot Water

### Sacha Fraser 0431 183 617

Licensed Real Estate Agent | [sfraser@ljhtaree.com.au](mailto:sfraser@ljhtaree.com.au)

### Jade Hush 0481 764 063

Sales Associate | [jhush@ljhtaree.com.au](mailto:jhush@ljhtaree.com.au)

### LJ Hooker Taree (02) 6552 1133

227 Victoria Street, TAREE NSW 2430  
[taree.ljhooker.com.au](http://taree.ljhooker.com.au) | [taree@ljhtaree.com.au](mailto:taree@ljhtaree.com.au)

