






45 High Street, Cundletown

Sought After Cundletown Location | Make this place High on your List to See!

Positioned on a generous 815 sqm block in a highly sought area of Cundletown village, 45 High Street presents an excellent opportunity for both owner occupiers looking to settle down into a desired neighbourhood or investors seeking a solid return with an estimated rent of \$500 - \$530 per week.

This well-kept three bedroom home offers comfortable living, featuring a light filled L-shaped lounge and dining area with air conditioning and a ceiling fan, adjoining a tidy kitchen in original condition. All three bedrooms include ceiling fans, while the main bedroom also provides built-in storage and a renovated ensuite bathroom. The original main bathroom is in neat and functional condition plus you will find an additional toilet adjoining the outdoor area that will be convenient when hosting BBQ's with friends and family.

Outside, the property includes a single lock-up garage with drive-through access to the backyard, a carport for additional covered parking, plus an additional workshop shed. The fully fenced yard provides plenty of room for outdoor enjoyment and established

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FOR SALE

Please Call

AGENTS

Justin Atkins
0417 955 176
jatkins@ljhtaree.com.au

Kelly Sawyer
0421 025 081
ksawyer@ljhtaree.com.au

AGENCY

LJ Hooker Taree
(02) 6552 1133

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

gardens.

The location adds further appeal, with everyday amenities within easy reach. The local Sunrise Store and takeaway shop, Market Square Park & Playground and Fuel Station are all within approximately 250m, while Cundletown Primary School, Carles Wharf and the banks of the Manning River are all within 600m from your doorstep.

With its spacious land size and well-regarded village setting, opportunities like this are becoming increasingly difficult to secure, making 45 High Street a smart option for those looking to purchase in Cundletown. Please join us at one of our open homes, or for further details, contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

Disclaimer: Virtual furniture and styling have been used for illustrative purposes only and do not represent the actual furnishings within the property. 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.

MORE DETAILS

Property ID	1RUTF7G
Property Type	House
Land Area	815 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced

Justin Atkins 0417 955 176

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

Kelly Sawyer 0421 025 081

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

LJ Hooker Taree (02) 6552 1133

227 Victoria Street, TAREE NSW 2430

taree.ljhooker.com.au | taree@ljhtaree.com.au

