



1,2,3/64 Chatham Avenue, Taree

## HIGHLY DESIRABLE INVESTMENT OPPORTUNITY

LJ Hooker Old Bar Beach are presenting a rare and highly desirable investment opportunity in Taree. This medical anchored, multi-tenanted asset combines security, versatility, and long term growth - perfect for investors seeking a quality addition to their portfolio.

Set on a substantial 1,480sqm\* R1 zoned parcel, the property comprises three separately titled dwellings, all positioned just moments from the CBD. With a new lease to a reputable healthcare provider and the added benefit of residential income, this asset delivers both stability and diversity

Property and Investment Highlights:

- Health 4 Community secured on a three (3) year lease to 2028, with two (2) additional three (3) year options extending possible tenure to 2034, providing excellent long-term confidence
- Attractive lease terms with annual rent increases to the greater of 3% or CPI, ensuring dependable, compounding income growth over time
- Residential dwellings have opportunity for immediate growth, with market rents estimated to be above current income

Three versatile dwellings, offering multiple income sources and future

11 🚗 4 🚚 12 🚗

**FOR SALE**  
\$2,000,000 - \$2,200,000

### AGENTS

Adam Stevenson  
0409 607 967  
a.stevenson@ljhooker.com.au

### AGENCY

LJ Hooker Old Bar Beach  
(02) 6553 7133

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.



flexibility:

- A well presented three bedroom cottage at the rear of the property with carport
- A spacious four bedroom upstairs unit (above medical suite) with double garage
- A dedicated medical suite with long term healthcare occupancy with off street carpark

Combine the above with a solid Net Income: \$123, 325 pa\* with room for improvement.

This is an outstanding opportunity for investors seeking a reliable, low maintenance asset anchored by essential services and strengthened by multiple tenancies.

For more information or to arrange a private inspection, please contact:

Adam Stevenson &dash; LJ Hooker Old Bar  
0409 607 967

Disclaimer: All information contained therein is gathered from relevant third party sources.

We cannot guarantee or give any warranty about the information provided.

Interested parties must rely solely on their own enquiries.

- Approximate areas, distances, times, figures provided by vendors as at December 2025

## MORE DETAILS

Property ID	P2CF6X
Property Type	BlockOfUnits
Land Area	1480 m2
Including	Ensuite
	Air Conditioning
	Toilets (6)
	Built-in-Robes
	Secure Parking

**Adam Stevenson 0409 607 967**

Director/Sales Agent/Licensee in Charge |  
a.stevenson@ljhooker.com.au

**LJ Hooker Old Bar Beach (02) 6553 7133**

1/47 Old Bar Road, OLD BAR NSW 2430  
oldbarbeach.ljhooker.com.au | oldbarbeach@ljhooker.com.au





**3/64 CHATHAM AVENUE, TAREE**

Floor Plan measurements are approximate and are for illustrative purposes only.  
 Floor Plan by James Cause Photography jamescause.com

