

LJ Hooker 1 Court Place, Taree

Taree, 1 Court Place

Exceptional Value Three Bedroom, Two Bathroom Brick Home on 740sqm Block

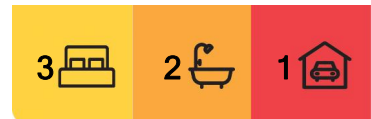
Set on a generous 740sqm corner block just minutes from the town centre, this solid and well-presented three-bedroom, two-bathroom brick and tile home delivers outstanding value in today's market. Whether you're a first home buyer, investor, or looking to downsize, 1 Court Place is a smart and affordable opportunity you won't want to miss.

The property features include:

- A welcoming lounge room with air conditioning for year-round comfort
- Neat kitchen with upright stove, plenty of cupboard space and adjoining dining area
- Sliding doors from the dining lead to a covered outdoor patio - perfect for relaxed entertaining
- Three bedrooms, all with built-in wardrobes; the master includes air conditioning and a freshly renovated ensuite in modern white tones with floor-to-ceiling tiling



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.



For Sale
Offers Invited

View
ljhooker.com.au/1R9TF7G

Contact
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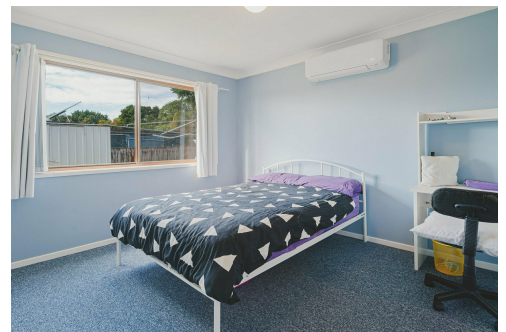
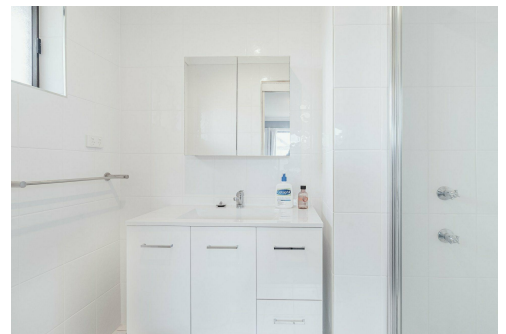
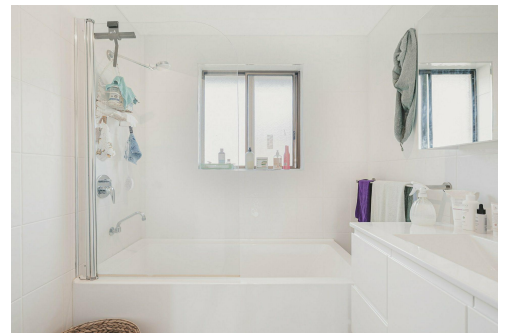
LJ Hooker Taree
(02) 6552 1133

- An updated main bathroom featuring floor-to-ceiling tiling, shower over bath, vanity and toilet
- Fully fenced backyard complete with a garden shed
- Single lock-up garage for your vehicle

Currently leased to an excellent long-term tenant at \$365 per week (lease expires in June 2025) with an estimated market rental appraisal of \$480 per week, this home offers a low-maintenance investment in a strong rental market.

Families will appreciate the location - just 550m to Kanangra Reserve, 2km to St Joseph's Primary School, and within easy reach of parks, Preschools, High Schools, and sporting fields including Taree Rugby Club and the BMX track. Only 1.7km from the CBD, it's ideally positioned close to everyday essentials.

Offering affordability, convenience and promising future returns, this quality home is set in an established neighbourhood and shouldn't last long. For more information, contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081, or join us at one of our upcoming open homes.



More About this Property

Property ID	1R9TF7G
Property Type	House
Land Area	740 m2
Including	<ul style="list-style-type: none"> Ensuite Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Secure Parking

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