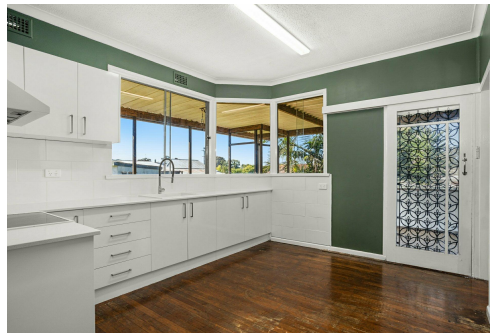




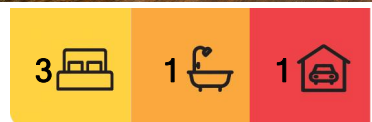
Taree, 1 Maiden Avenue

Charming Family Home in Prized Taree West Location

Welcome to 1 Maiden Avenue, Taree a prized and affordable Taree West address. Sure to delight with the perfect blend of comfort and convenience, this exceptionally positioned and well-presented Taree West residence is ideal for families seeking a relaxed lifestyle. Enjoy leisurely walks to the scenic Manning River and quick drives to the cafes and shopping in the Taree CBD.

This location caters for everyone with the Taree West Public School just 120m around the corner as well as being very accessible to the Taree West Plaza, butcher, bakery and coffee shop all just 800m away. All while residing in a quiet and well-presented street surrounded by other established homes.

Are you looking to invest and secure a solid return? Renters are as enthusiastic about this area as owner-occupiers, and this property has consistently delivered a healthy return of \$470 per week for the current owner. With many families keen to move into the



For Sale

Price Guide \$499,000 - \$539,000

View

ljhooker.com.au/1QUYF7G

Contact

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

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neighbourhood for its excellent school zoning, there's likely to be a queue of prospective tenants eager to call 1 Maiden Avenue their new home.

Now, let's explore what else this appealing home has to offer...

- Traditional weatherboard facade featuring a sheltered front porch with a modern grey tile and low maintenance lawns and gardens.
- As you step inside, you'll be welcomed by a well-thought-out floorplan that is full of natural light, creating a warm and inviting atmosphere throughout the home.
- Flooring throughout including timber floor through the living, dining, kitchen and bedrooms with tiles in bathroom and laundry.
- The living room is generously sized and features air conditioning, ensuring a comfortable and relaxing environment year-round. This spacious area is perfect for entertaining guests or enjoying quiet family evenings.
- The spacious kitchen accompanied by a beautiful outlook of the back yard offers ample under-bench and overhead storage cabinets along with access to the back yard. Conveniently positioned to make outside entertaining a breeze.
- Three well-sized bedrooms equipped with ceiling fans and one featuring built-in wardrobes for storage.
- The bathroom is mostly original but is adequately sized, and well maintained.
- Additionally, a charming sunroom graces the back of the house providing a bright and inviting space to sit and enjoy some quiet time.
- Impressively positioned in popular Taree West on a substantial 885.0sqm block.
- The property boasts a fully fenced yard, providing a secure space for kids and pets to play.
- On the side of the property, there is a single drive through carport that conveniently allows access to the backyard, making it easy to move between the two areas.

This unique opportunity in Taree West awaits you...The property is sure to attract significant interest so don't delay, contact Cameron Tate on 0437 877 719 or Sacha Fraser on 0431 183 617 for further information or join us at one of our upcoming open homes.



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More About this Property

Property ID	1QUYF7G
Property Type	House

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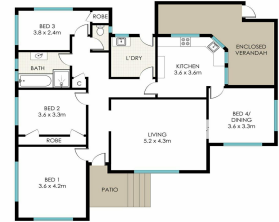
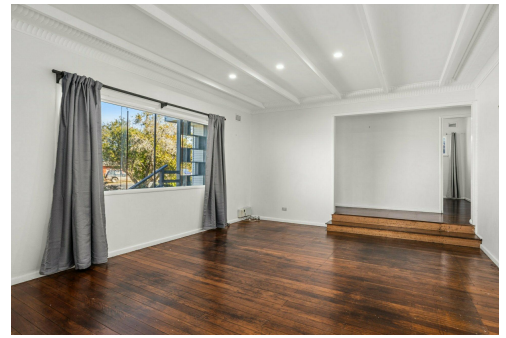
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1 MAIDEN AVENUE, TAREE

Floor Plan measurements are approximate and are for illustrative purposes only.
Floor Plan by James Cook Photography jacobson.com



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