



1 Ochiltree Place, Taree

Approved For Two Lot Subdivision - House | 1629sqm | River Views | Concept Plans for 3 Units

This beautifully renovated home, set on an enormous 1629 sqm level corner block in the prestigious Ochiltree Place locale, has been completely transformed with quality updates throughout. Featuring five bedrooms and three bathrooms, the house is ready to enjoy while providing ample space for families or future plans. Thoughtfully redesigned with modern finishes and well-appointed living areas, this stylish residence offers both comfort and potential in a sought-after location.

This outstanding property offers a rare opportunity to subdivide and develop the block, with a recent Development Application approval for a two-lot subdivision. It also offers an exciting opportunity for a potential three-unit complex with river views, subject to council approval.

Enjoy picturesque views of the Manning River, along with the convenience of nearby walking paths, the Manning Aquatic Centre,

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FOR SALE
NEW PRICE \$970,000

VIEW
By Appointment

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 **LJ Hooker**

recreational grounds, schools and essential amenities, all just moments away from this property.

The outstanding features include:

- An enormous 1629 sqm level parcel of land with outstanding potential, capturing picturesque views of the Manning River
- Featuring a professionally renovated brick and tile home with absolutely no expense spared
- The subdivision plan outlines the possibility of a 749 sqm block retaining the existing dwelling, plus an additional 880 sqm premium block facing the river
- The property has been meticulously updated with new flooring throughout, fresh paintwork, modern LED lighting and stylish blinds, creating a contemporary and inviting atmosphere in every room
- Featuring 4 - 5 bedrooms with a versatile floor plan, including a spacious master suite measuring 5.3m x 4.2m
- Two of the bedrooms are complemented by ensuite bathrooms and three bedrooms offer built-in wardrobes for added convenience and storage
- All three bathrooms showcase a stylish grey colour scheme with black fixtures and floor-to-ceiling tiling
- Each bathroom features a walk-in shower with built-in niches for convenient storage, the main bathroom is enhanced by a bathtub and a double vanity for added luxury
- The living spaces are bright and airy, with large windows that fill the rooms with natural light, creating a spacious and inviting feel
- The U-shaped kitchen features a stunning 40mm stone benchtop with a waterfall edge, complemented by a striking black stone splash back and sleek, modern appliances
- With ample storage space, the kitchen seamlessly flows into an adjoining dining or family room, complete with sliding doors that open to the outdoors, perfect for entertaining or relaxing
- A large outdoor patio with modern grey tiled flooring, provides an ideal space for outdoor entertaining

Positioned just 170m from the Manning Aquatic Centre, this prime parcel of land offers both lifestyle and investment appeal. Conveniently located within 1.8km of St Clare's Catholic School and Chatham High School, 4.3km from the Taree CBD, and 4.8km from the Pacific Highway, it provides easy access to explore the stunning beaches of the Mid North Coast.

If owning an exceptional property near the iconic Manning River has ever been your dream, this is a rare opportunity to make it a reality. With outstanding potential, this property must be seen to be fully appreciated. For more information or to arrange a viewing, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

