

## Taree, 1 Petken Drive

Welcome to Petken Drive, Taree West's Premier Address

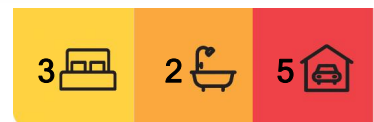
We are pleased to introduce 1 Petken Drive to the market, charmingly situated in the boutique backstreets of the prestigious Taree West neighbourhood, a serene and private riverside area on the western side of Taree's centre. Nestled on a beautifully maintained, private 1015sqm block, featuring an immaculately kept brick and tile home in exceptional condition with meticulously tended gardens.

This property boasts outstanding amenities, including an enclosed rear patio that is protected from the elements, offering a delightful space for dining or simply relaxing. Extensive shedding including a large dedicated games room approximately 4.8m x 6.7m. Enjoy the expansive outdoor spaces and benefits of a level, fully fenced yard adorned with fruit trees, a water tank, garden shed and in addition, a handy Colorbond wood/storage shed 4.9m x 3.1m (approx.) in size.

The backyard is designed with families in mind, featuring an inviting BBQ area, low-



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**For Sale**

Price Guide \$645,000 - \$665,000

**View**

[ljhooker.com.au/1QREF7G](http://ljhooker.com.au/1QREF7G)

**Contact**

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**LJ Hooker Taree**  
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maintenance gardens and a lush lawn. A spacious 6.9m x 5.7m (approx.) remote-accessible double Colorbond garage, accompanied by a 7.9m x 5.7m (approx.) double carport, ensures ample parking. This area also includes a shower, toilet and convenient walk-through access to the games room.

Let's take a closer look at the property features...

- Step into the inviting entryway and discover a spacious L-shaped living and dining space, complete with air conditioning and a classic woodfire for those winter evenings.
- Enjoy the convenience of a galley kitchen with an adjacent family living area, offering plenty of bench space in an excellent layout.
- This home features three bedrooms, each equipped with ceiling fans. Two bedrooms have built-in wardrobes, while one boasts a walk-in wardrobe. The main bedroom includes air conditioning and direct access to the bathroom.
- Discover the centrally located bathroom, complete with floor-to-ceiling tiles, featuring a shower, bath, and vanity, complemented by a separate toilet for added convenience
- Providing a single lock-up garage along with the other four additional parking spots, this property is ideal for accommodating both storage and any parking requirements.

In addition to the long list of features this superb home has to offer, you will love the A-grade location, just a 750m walk from river banks of "The Barge" Manning Waters Reserve, 450m from Club West and for families just 2.3km (approx.) from Taree West Public School.

For additional information or to express interest in this outstanding Taree West property, join us at one of our upcoming open homes or get in touch with Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

## More About this Property

<b>Property ID</b>	1QREF7G
<b>Property Type</b>	House
<b>Land Area</b>	1015 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage

### Justin Atkins 0417 955 176

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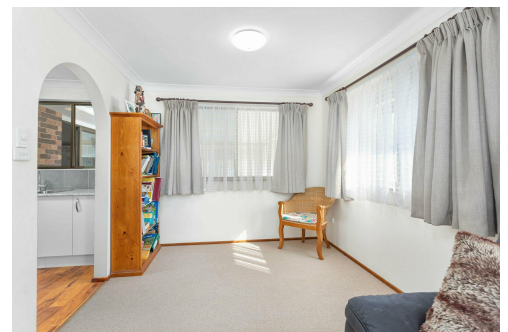
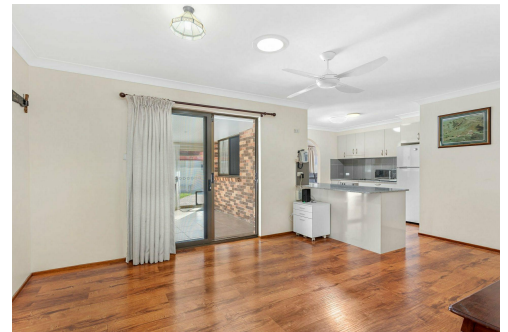
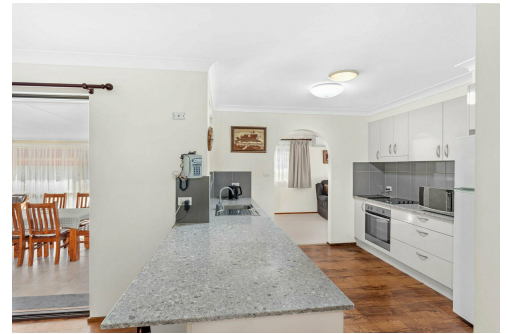
### Kelly Sawyer 0421 025 081

Executive Assistant to Justin Atkins | [ksawyer@ljhtaree.com.au](mailto:ksawyer@ljhtaree.com.au)

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