







10 Flinders Street, Taree

# 4 Bed ? 2 Bath ? 2 Car ? 2 Living Areas ? Pool ?

The Boxes Are Ticked - Now It's Time to Move In!

Perfectly suited to everyday family living and effortless entertaining, this immaculately presented residence certainly has plenty to offer. Featuring four bedrooms, multiple living areas, two bathrooms, a double garage and an inviting inground swimming pool, this impressive home caters to every aspect of family life. Beautifully maintained and presented throughout, it's ready for you to simply move in and enjoy.

Welcome to 10 Flinders Street Taree, proudly positioned within the highly regarded Racecourse Estate. Immaculately maintained, this impressive residence enjoys a sought-after location close to the Manning Valley Race Club and a selection of local schools. If you've been searching for a family home that ticks all the boxes, this could be the one you've been waiting for.

Let's take a closer look at what this fantastic property has to offer...

- A spacious, tiled main living area complete with air conditioning and a ceiling fan for year-round comfort

4 2 2

**FOR SALE**
Price Guide $750,000

**VIEW**
Sat 7th Nov @ 9:45AM - 10:15AM

**AGENTS**

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**AGENCY**

LJ Hooker Taree
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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.

LJ Hooker

- The main living area flows through to a tiled dining space, conveniently positioned adjacent to the kitchen for easy everyday living
- A well-appointed updated kitchen featuring crisp white cabinetry, ample bench space, generous storage, galley design with breakfast bar, complemented by an electric cooktop, wall oven and dishwasher
- Four bedrooms, all featuring built-in wardrobes, with ceiling fans in three and a private ensuite bathroom to the master bedroom
- A neat and tidy original three-way main bathroom, offering a practical layout for everyday convenience
- Second living area flows onto the spacious enclosed entertaining patio, featuring tiled flooring, built-in bench space and views overlooking the inground swimming pool
- A sparkling inground swimming pool perfect for family enjoyment, complemented by a covered gazebo for relaxing poolside
- Solar panels to help with energy efficiency
- Grassed yard surrounded by established plants, creating a peaceful and inviting outdoor setting
- Set on a generous 778sqm block
- Double lock-up garage with adjoining laundry room and a rear roller door providing convenient access to the backyard

Enjoy the convenience of this well-positioned location, with Fays Twin Cinema, local bakery, Chatham Post Office and Bottle Shop all within 1.2km of your doorstep. Local Schools, sporting facilities and Taree's town centre are also close by, ensuring everyday essentials are never far away.

To experience everything this impressive home has to offer, please join us at one of our upcoming open homes or arrange a private viewing by contacting Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081. Don't miss your opportunity to secure this fantastic family home in the highly regarded Racecourse Estate.
Disclaimer: All information provided has been sourced from relevant third-party providers. While we strive for accuracy, we do not guarantee its correctness and make no warranties regarding the information supplied. Interested parties are advised to conduct their own investigations.

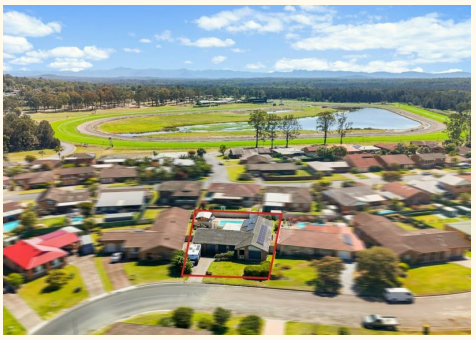
Please Note: Certain photographs have been edited to remove furniture and personal belongings owned exclusively by the Vendor.

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## MORE DETAILS

| | |
|---|---|
| Property ID | 1S4RF7G |
| Property Type | House |
| Land Area | 778 m2 |
| Including | Air Conditioning |
| | Toilets (2) |
| | Pool |
| | Dishwasher |
| | Outdoor Entertaining |
| | Built-in-Robes |
| | Secure Parking |
| | Fully Fenced |
| | Solar Panels |









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Fixtures and measurements in this floorplan are provided as an approximate guide and for illustrative purposes only.

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