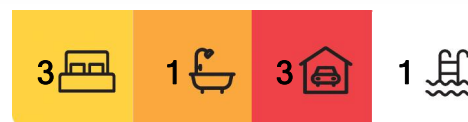


## Taree, 10 Robusta Parade

Perfectly Presented Home with Modern Updates, Pool and Excellent Street Appeal

Set along Robusta Parade and neighboured by other quality properties, this impressive and well maintained three-bedroom home boasts exceptional street appeal and a welcoming presence. Whether you're a first home buyer, retiree, young family or savvy investor, this versatile property is sure to meet your needs.

The eye-catching floating timber floor sets the tone in key areas of the home, which also features a renovated kitchen and laundry, an updated bathroom, and two separate indoor living spaces. A standout addition is the expansive undercover entertaining area, which also functions as a carport with ample clearance for a caravan or boat. With a pool, garage, and side access completing the package, this thoughtfully cared-for home is presented to the market with the vendor inviting all reasonable offers on what is undeniably a great opportunity.



**For Sale**  
Offers Invited

**View**  
[ljhooker.com.au/1R7JF7G](http://ljhooker.com.au/1R7JF7G)

**Contact**  
**Justin Atkins**  
0417 955 176  
[jatkins@ljhtaree.com.au](mailto:jatkins@ljhtaree.com.au)  
**Kelly Sawyer**  
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**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.

**LJ Hooker Taree**  
**(02) 6552 1133**

The property features include:

- All three bedrooms are fitted with built-in wardrobes and ceiling fans
- The light-filled lounge flows into an open-plan living, dining, and kitchen area, featuring air conditioning, a ceiling fan, wood fire, and beautifully presented floating timber floor that adds warmth and style to the space
- The newly renovated kitchen boasts a striking splashback, overhead cupboards, a ceramic cooktop, under bench oven, dishwasher, and a convenient breakfast bar, all combining to create a modern and stylish appeal
- Adjacent to the kitchen is the sunroom, providing a second living space, which seamlessly flows outdoors and features practical tiled flooring
- Conveniently located near the bedrooms, the neutral toned three-way bathroom offers a practical and versatile layout
- The renovated laundry matching the kitchen features direct access to the backyard
- Outside, you'll find a swimming pool complemented by a timber deck, a convenient water tank, and a garden shed for added storage
- The property includes a single lock-up garage and a large outdoor entertainment area, which can also serve as a carport, providing plenty of space for additional vehicles, trailer, boat, or caravan
- The home is equipped with solar panels, offering energy efficiency and cost savings
- The property sits on a fully fenced, level 703 sqm block
- We anticipate this property could generate a rental income of approximately \$550 per week if you are in the market for a tidy investment home

Perfectly located alongside the popular Grandis Estate, known for its new homes, this property offers easy access to all the conveniences. Located just 3km from the CBD, a short commute to shops, cafes, and services. Also positioned only 1km to Bunnings, 1.6km to the local primary school and daycare centre and just 1.4km to the popular Wynter Tavern, ideal for dining out or relaxing with friends.

Don't miss out on what is sure to be one of the best presented homes in the area. We invite you to take a look through and guarantee you'll be pleasantly surprised by what you see. Come along to one of our upcoming open homes or for more information, please get in touch with Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.



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## More About this Property

<b>Property ID</b>	1R7JF7G
<b>Property Type</b>	House
<b>Land Area</b>	703 m2
<b>Including</b>	Air Conditioning Toilets (1) Pool Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels

**Justin Atkins 0417 955 176**

Licensed Real Estate Sales Specialist | [jatkins@ljhtaree.com.au](mailto:jatkins@ljhtaree.com.au)

**Kelly Sawyer 0421 025 081**

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

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