






106 Albert Street, Taree

## Central Location | Renovated Investment or Family Home

Positioned on the fringe of Taree's CBD, 106 Albert Street delivers an exceptional location with everyday convenience at your doorstep. Just a 600m walk to Manning Base Hospital, close to the Manning River, and moments from shops, services and the town centre, this address places you right in the heart of everything.

Recently renovated throughout, this neat cottage-style home offers three bedrooms and two bathrooms on a sizeable 866sqm block with side access. Well-presented and practical in design, it provides a versatile opportunity for both owner-occupiers and investors. Boasting an estimated rental income of \$520 - \$550 per week, it's a standout option whether you're looking to add to your investment portfolio or secure a comfortable family home.

Inside, the home is beautifully presented throughout. Sunlight floods the interior, highlighting polished timber floors, fresh paint, high ceilings, and decorative cornices that add charm and character. The lounge room is designed for modern comfort with a split-system air conditioner, ceiling fan, and recessed downlighting, while large windows fill the space with natural light. New blinds and window coverings complement the neutral tones, creating a welcoming,

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### FOR SALE

Price Guide \$460,000 - \$500,000

### AGENTS

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### AGENCY

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 **LJ Hooker**

functional, and visually appealing living space.

The new kitchen offers plenty of cabinetry, ample bench space, and quality appliances, all set against polished timber floors and soft, neutral finishes. A large window over the sink makes this a light-filled and inviting hub for family life.

The property features two bathrooms, including a main bathroom with a shower over the bath and vanity, plus a second bathroom with a combined laundry including a walk-in shower, and separate toilet.

Adjacent to the kitchen, a versatile sunroom provides extra living space that can be used as a dining area or adapted to suit your needs. Step outside to the exceptional covered timber deck at the rear of the home, overlooking the neatly kept backyard, a perfect space for entertaining friends and family or simply relaxing in the fresh air.

Completing the package is a single lock-up garage and workshop with plenty of side access, as well as beautifully maintained lawns and gardens, making this home as practical as it is appealing.

Our Vendor is motivated and ready to consider all genuine offers. Join us at one of our open homes, or for further details, contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

Outgoings:

Mid Coast Council rates - \$845 per quarter

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

## MORE DETAILS

|               |  |
|---------------|--|
| Property ID   | 1RT3F7G  |
| Property Type | House  |
| Land Area     | 866 m2   |
| Including     | Air Conditioning<br>Toilets (1)<br>Deck<br>Dishwasher<br>Outdoor Entertaining<br>Floorboards<br>Workshop<br>Built-in-Robes<br>Secure Parking |

**Justin Atkins 0417 955 176**

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