



108 & 108A Albert Street, Taree

Dual Income | Four Bedroom House + Modern Two Bedroom Granny Flat on 1486sqm Returning \$900/Week

Positioned for both lifestyle and investment, this exceptional dual-occupancy property delivers a combined rental return of \$900 per week and is superbly located on the fringe of the CBD. Just 600 metres from the Manning Base Hospital and ALDI Supermarket, and also only 600 metres from Harry Bennett Park and the beautiful Manning River, with local schools and shops also within easy reach, this property presents a prime opportunity for investors and those seeking flexible living options for extended family arrangements.

Set on a substantial 1486sqm block with a park-like front yard, this property features two separate dwellings and presents a unique opportunity. Let's take a closer look at the features...

108 Albert Street | Main Residence

- Currently leased for \$470 per week (lease expires June 2026)
- Up the front steps onto the covered balcony, you're welcomed into a charming, character filled four-bedroom home with high ceilings,

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.

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FOR SALE

Price Guide \$630,000 - \$660,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Taree
(02) 6552 1133

 **LJ Hooker**

- classic details, and a light filled interior
- Spacious lounge room featuring a fireplace, with timber flooring flowing throughout the home
- Well maintained galley-style kitchen with a clean, modern design, neutral white tones, dishwasher, gas cooktop, under-bench oven, and ample overhead cabinetry
- The dining room adjoins the kitchen and includes additional built-in cabinetry, providing practical storage and a seamless flow for everyday living and entertaining
- The bathroom is functional offering scope for future updates if desired, with the convenience of a separate toilet
- The home offers four well-proportioned bedrooms, three of which include built-in storage
- The front home enjoys its own separate rear yard, providing added privacy and a clearly defined outdoor space
- Double garage for off-street parking

108A Albert Street | Granny Flat

- Currently leased for \$430 per week (lease expiry October 2026)
- Separate from the front house, this second dwelling is fully renovated throughout, with two bedrooms and two bathrooms
- Fresh paint and flooring throughout, good-sized lounge room with a sliding door leading to the rear yard
- Open plan kitchen and dining area with air conditioning, featuring a new kitchen and an adjoining laundry
- Spacious master bedroom complete with ensuite bathroom, walk-in wardrobe, and air conditioning
- Comfortable second bedroom
- The main bathroom located next to the laundry room, featuring a shower, toilet, and vanity
- Carport for off-street parking
- Generous backyard offering plenty of space

Offering an impressive combined rental return of \$900 per week, 108 & 108A Albert Street is perfect for investors or those seeking a home with extra income potential. Boasting flexibility and a prime location, this property allows you to live in one home while leasing the other, making it ideal for long-term investment, multi-generational living, or generating supplementary income. Don't miss this smart investment in a sought-after location. Contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for further information.

Outgoings:

Mid Coast Council rates - \$940 per quarter

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

MORE DETAILS

Property ID 1RSXF7G
Property Type House
Land Area 1486 m2
Including Ensuite
Air Conditioning
Toilets (3)
Dishwasher
Floorboards
Built-in-Robes
Secure Parking

Justin Atkins 0417 955 176

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