



108 Kanangra Drive, Taree

## Unbeatable First Home or Investment Opportunity

Positioned in the well regarded Kanangra Ridge Estate, 108 Kanangra Drive presents a practical and affordable opportunity for first home buyers or investors seeking a solid property with potential to add value over time. Set beside a local park and within close reach of schools, this brick and tile home offers both convenience and future upside.

Occupying an 814sqm block, the property features a securely fenced backyard, offering space for children and pets, along with drive-through access to the yard. A workshop shed is positioned at the rear, while a carport provides covered parking for your vehicle. Currently leased at \$430 per week with the lease now expired, the choice is yours to continue as an investment or move in and make it your own.

Inside, the home features a comfortable and practical layout, with a lounge room on entry. The tiled kitchen and dining area forms a functional hub for everyday living, while three bedrooms, two with built-in wardrobes, are well suited for everyday family living. The bathroom includes a separate toilet, and there is also a dedicated laundry room for added practicality.

Located approximately 1km from St Joseph's Primary School, as well

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### FOR SALE

Please Call

### AGENTS

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### AGENCY

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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.



as nearby sporting fields and the BMX track, the setting is convenient for a range of lifestyles. With an affordable price point and scope to update if desired, this is a property that offers genuine value and flexibility. For more information, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

**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 tenant.

## MORE DETAILS

|               |                  |
|---------------|------------------|
| Property ID   | 1RVUF7G          |
| Property Type | House            |
| Land Area     | 814 m2           |
| Including     | Air Conditioning |
|               | Toilets (1)      |
|               | Workshop         |
|               | Built-in-Robes   |
|               | Fully Fenced     |

**Justin Atkins 0417 955 176**

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