

116 Kanangra Drive, Taree

## A Fresh, Modern Home Offering Effortless Family Living

Well positioned on the fringes of Kanangra Ridge Estate, this impressive home offers a well laid out floorplan and has been fully renovated throughout in a contemporary style, leaving absolutely nothing left to do. Set on a substantial 837 sqm block, it delivers space, comfort and ease of living.

What stands out most is the flawless presentation. The attractive brick and tile roof construction, combined with a neatly maintained facade, creates an immediate sense of pride on arrival. It's a home that feels fresh, welcoming and well cared for.

Perfectly suited to families, downsizers or investors, this is a property with broad appeal. Our Vendor is now ready for their next chapter and welcome all genuine offers from the market. Let's take a closer look at what 116 Kanangra Drive has to offer...

- The bright, modern living room features warm vinyl plank flooring, plantation shutters that fill the space with natural light, and the comfort of air conditioning
- The modern kitchen and open-plan dining zone features a sleek island bench with woven pendant lighting, stone benchtops, a dishwasher, and seamless indoor-outdoor flow ideal for everyday

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 \$600,000 - \$630,000

### VIEW

Sat 20th Jun @ 10:30AM - 11:00AM

### AGENTS

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### AGENCY

LJ Hooker Taree  
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- living
- The luxurious bathroom features floor-to-ceiling tiles, a freestanding bathtub, walk-in shower, matte black fittings, and a toilet creating a refined modern finish
- Internal access to the garage is provided via the laundry, which also features its own external door opening to the rear deck, along with a second toilet conveniently positioned for outdoor entertaining
- Three bedrooms all feature built-in wardrobes and ceiling fans, with air conditioning to the master bedroom
- The large rear timber deck overlooks the backyard and extends the outlook across the estate to the mountains of the Landsdowne Escarpment, creating a peaceful backdrop for outdoor living and entertaining
- The property also includes solar panels, helping to improve energy efficiency and reduce running costs, along with convenient side access to the backyard
- Great location for families set just a short 3km commute from the heart of town, just 750m from St Joseph's Primary School and 600m from the BMX bike track and sporting fields
- For investors, the estimated rental return for the property is \$600 per week

Fall in love with this exceptional home, delivering the complete package for family living with comfort, functionality, and style. Come along and see for yourself at one of our upcoming open homes. 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 personal belongings owned exclusively by the Vendor.

## MORE DETAILS

Property ID	1RZ3F7G
Property Type	House
Land Area	837 m2
Including	Air Conditioning Toilets (2) Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels

**Justin Atkins 0417 955 176**

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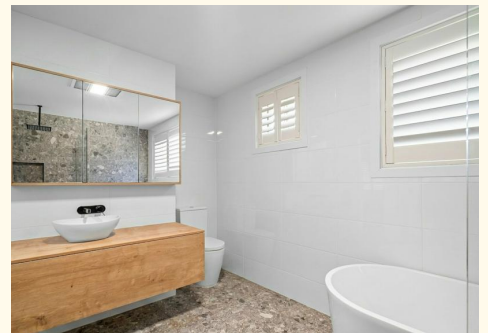
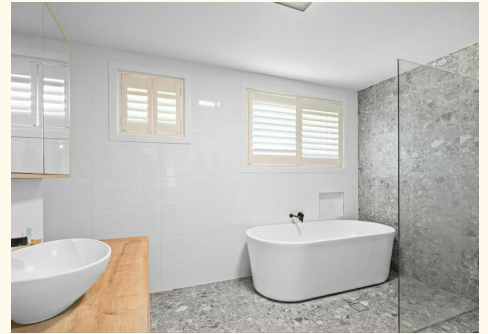
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Fixtures and measurements in this floorplan are provided as an approximate guide and for illustrative purposes only.