






119 Edinburgh Drive, Taree

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SOLD Before Hitting the Market!

Positioned in the sought after Taree West area, 119 Edinburgh Drive presents an excellent opportunity to secure a quality home with a low maintenance lifestyle and plenty to appreciate both inside and out. Set amongst beautifully maintained lawns and established gardens, this well cared for property offers a welcoming feel from the moment you arrive, making it ideal for families, downsizers or buyers simply looking for a home they can move straight into and enjoy.

Filled with natural light, the spacious living area is complemented by a cosy wood fire, creating the perfect place to relax as the cooler months approach. The home features three bedrooms, two beautifully renovated bathrooms and a tandem garage with an abundance of storage space. Opportunities like this are always well received, and with the owners inviting all genuine offers from the market, we encourage interested buyers to arrange an inspection without delay.

Let's take a closer look at the property features:

- Pleasing street appeal with tidy lawns and gardens, low maintenance vinyl cladding and an iron roof
- Three generously sized bedrooms. Ceiling fans and built-in storage available
- A stylish ensuite featuring crisp white tiling, a timber vanity benchtop with above-counter basin, shower and toilet

FOR SALE
Offers Invited

AGENTS

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AGENCY

LJ Hooker Taree
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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.

 **LJ Hooker**

- Beautifully renovated, the main bathroom features floor-to-ceiling white tiling, a timber-look vanity with sleek cabinetry, quality fixtures and a combined bath and shower with frameless glass screen
- Light-filled lounge room flowing through to the open plan dining and kitchen area, complete with a cosy wood fire
- Two reverse cycle air conditioners located in the lounge room and master bedroom to keep you comfortable all year round
- Character-filled hardwood timber flooring throughout the lounge room on entry and bedroom two, charcoal carpet in the remaining bedrooms and vinyl flooring through the tidy kitchen and eat-in dining area
- Sprawling outdoor undercover entertaining area at the rear of the property provides a cool and shady spot to watch the kids play safely
- Tandem garage with dimensions approximately 17m x 3m to accommodate three vehicles with drive through access plus a garden shed in the backyard for additional storage. There is also a handy third toilet located in the shed
- If you're looking for a rental investment we estimate a return of \$590 per week
- Unbeatable Taree West location just across from Bowling Club, zoned for Taree West Primary School just 1.9km away and an easy 1.2km to Manning Waters Reserve and river



Set on a level 682.9sqm block, the neat as a pin backyard features established citrus trees, privacy hedges, manicured lawns and secure Colorbond fencing, creating a wonderful outdoor space for children and pets to enjoy. We look forward to welcoming you to one of our upcoming open homes, or for further 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. Some photographs have been digitally edited for presentation purposes.

MORE DETAILS

Property ID	1RXWF7G
Property Type	House
Land Area	682.9 m2
Including	Toilets (3)

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