



12 Butea Drive, Taree

Impressive 5-year-old Home in Grandis Estate | 4 Bedrooms with Exceptional Shedding




LJ Hooker is excited to present 12 Butea Drive to the market. Positioned alongside the newer part of Grandis Estate and surrounded by other high-quality new homes, this property enjoys a location with lasting appeal. Approximately five-and-a-half years old and still covered by the balance of the new home warranty, it is offered for sale by its original owners who have clearly taken great care in maintaining and presenting it.

The floorplan is well thought out, featuring four bedrooms, two bathrooms and a double garage, complemented by contemporary finishes. Set on a 775.9 sqm block with appealing street presence and low-maintenance surrounds, the standout feature is the fully concreted side access leading to an additional double Colorbond garage at the rear. Ideal for extra vehicles, storage, workshop space or hobbies, this valuable addition provides flexibility and certainly sets this property apart.

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

- Neat, contemporary brick home with a low-maintenance front

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

New Price \$840,000 - \$870,000

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- garden and a clean, modern street presence
- The master bedroom sits privately at the front of the home, complete with plantation shutters, a walk-in robe and an ensuite bathroom in soft grey and white tones
 - The remaining three bedrooms all feature built-in storage and are positioned to function well for family or guests
 - Floor tiles run through the main living spaces and high-use areas, while the bedrooms and media room are finished with charcoal coloured carpet
 - The central main bathroom features a bathtub, walk-in shower, vanity, with a separate toilet
 - Designed with families in mind, the home offers multiple living areas, creating flexibility for everyday living, movie nights or a quiet place to unwind
 - Spacious open-plan kitchen, dining, and living area featuring air conditioning and a sliding door opening to the rear alfresco overlooking the backyard
 - Galley-style kitchen in grey, charcoal, and white tones, featuring overhead cupboards, stone benchtops, wall oven, and dishwasher
 - The internal laundry room includes generous cupboard storage and an external door
 - Double garage with secure internal access to the house and remote door for convenience
 - Vehicle side access, fully concreted from front to back, leading to a double Colorbond shed (6m x 8m)
 - Conveniently located within a 1.8 km radius of Bunnings Warehouse, Club Taree Golf Club, Primary School, Daycare Centre, and the popular Wynter Tavern, and just 2.7 km from the Taree CBD
 - For an investor, there is an estimated weekly rent of \$630 per week if you are in the market for a quality investment opportunity

Don't miss this opportunity to secure a home in the highly sought-after and steadily growing Grandis Estate, surrounded by other quality residences. With its convenient location and appealing features, this property is ideal for families, investors, or anyone looking for a comfortable lifestyle. We invite you to attend one of our upcoming open homes, or contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for more information.

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 1RN0F7G
Property Type House
Land Area 775 m2
Including Ensuite
Air Conditioning
Toilets (2)
Dishwasher
Outdoor Entertaining
Workshop
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Water Tank

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Photos and measurements in this flyer are provided as an approximate guide and for illustrative purposes only.



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