



12 Kanangra Drive, Taree

Affordable Opportunity | Three Bedroom House | 1012sqm Block | 108sqm Shed

Fresh to the market, 12 Kanangra Drive presents an exciting and affordable opportunity on an expansive 1012 Sqm parcel of land with plenty of future potential. Featuring a comfortable three-bedroom home and a huge 17.5m x 6.2m shed, this property is ready for transformation or simply move in and make it your own.

It's an ideal choice for first-home buyers, or for astute investors with excellent tenants already in place. You might even consider adding a granny flat later (STCA) to utilise the land and maximise rental return to further enhance the long-term value of the property. With this added potential, it becomes an appealing and adaptable opportunity for a wide range of buyers.

Key features of the property include:

- Covered front deck and a fenced front yard, with convenient side access leading to the rear
- On entry, the air-conditioned loungeroom with a ceiling fan leads through to the U-shaped kitchen, which offers great storage and connects to the adjoining dining area, also complete with a ceiling

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

Please Call

AGENTS

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AGENCY

LJ Hooker Taree
(02) 6552 1133

 **LJ Hooker**

- fan
- Features three bedrooms plus an additional study
- A neat bathroom includes a shower, bath and vanity, with a separate toilet and an internal laundry room for added convenience
- With a fully fenced rear yard, garden shed, and impressive 17.5m x 6.2m shed (approx. 108sqm of floor space with separate power), this 1012sqm level block gives you plenty of space to work with
- Currently leased at \$345 per week (lease expired), with an estimated market rent of \$400 - \$420 per week

Conveniently positioned just 1.5km from the Taree CBD, this property places everyday amenities, schools and services within easy reach. Act now to secure this affordable and appealing opportunity. For further details, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081, or visit us at one of our upcoming open homes.

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	1RQ4F7G
Property Type	House
Land Area	1012 m2
Including	Study Air Conditioning Toilets (1) Workshop Secure Parking Fully Fenced Water Tank

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