



12 Rosewood Crescent, Taree

Contemporary Living at this 10 Year Old Four Bedroom Family Home

Built in 2016, this well-presented brick home offers a clean, contemporary style that sits comfortably within its established setting. A neutral colour palette and attractive street presence are complemented by a rendered grey facade, creating an inviting first impression. Inside, the home provides a comfortable and practical layout designed for easy day to day living. Located within a family-friendly estate, it's an appealing option for those considering a move to the area in the New Year and looking to secure a home with lasting appeal.

The property features include:

- A spacious and inviting entryway welcomes you into the home, where tiled flooring flows through the main living areas, complemented by carpet in the lounge and bedrooms
- All four bedrooms are comfortable, each complete with ceiling fans and built-in wardrobes for practical storage
- The master bedroom is positioned at the rear of the home and features a walk-in wardrobe along with an ensuite bathroom complete with shower, vanity, and toilet

4 🏠 2 🚿 2 🚗

FOR SALE
Please Call

AGENTS

Justin Atkins
0417 955 176
jatkins@ljhtaree.com.au

Kelly Sawyer
0421 025 081
ksawyer@ljhtaree.com.au

AGENCY

LJ Hooker Taree
(02) 6552 1133

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.



- The home provides two living zones, with a separate lounge or media room located at the front of the residence
- Designed with functionality in mind, the kitchen showcases grey and white finishes, stone benchtops, stainless steel appliances and overhead cabinetry
- The open plan living and dining area features tiled flooring and air conditioning, flowing seamlessly to the covered alfresco via sliding doors
- The main bathroom is finished in neutral colours and includes a bathtub, separate shower, and a vanity. A separate toilet enhances everyday convenience for the household
- Enjoy the internal access to the double garage, complete with a remote-control door
- A low maintenance level yard set on a 688.9sqm block, fully fenced for added privacy and security
- Currently leased, the home generates \$500 per week in rental income, offering a reliable and low-maintenance investment opportunity (lease expires Jan 2026)

Perfectly positioned for family living, this home is just 300m from a local Daycare, 550m from the Public Primary School, and only 2.6km from nearby High Schools. St Joseph's Catholic Primary is also conveniently located just 2.5km away. Enjoy easy access to local amenities, with the popular Wynter Tavern just 700m away, Taree CBD only 2.5km, and a range of local favourites including Taree Ten Pin Bowling (1.1km), Bev's Takeaway (800m), and Townhead Fruit & McGrath's Meats (1.4km) all close by.

If this feels like the home you've been waiting for, we'd love to show you through. Join us at one of our upcoming open homes or reach out to Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for further details.

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 1RR5F7G
Property Type House
Land Area 688 m2
Including Ensuite
Air Conditioning
Toilets (2)
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Water Tank

Justin Atkins 0417 955 176

Licensed Real Estate Sales Specialist | jatkins@ljhtaree.com.au

Kelly Sawyer 0421 025 081

Executive Assistant to Justin Atkins | ksawyer@ljhtaree.com.au

LJ Hooker Taree (02) 6552 1133

227 Victoria Street, TAREE NSW 2430

taree.ljhooker.com.au | taree@ljhtaree.com.au

