






120 Albert Street, Taree

FEDERATION CHARM IN PRIME TAREE WEST LOCATION

Welcome to 'Rosslyn' - a home packed with charm and positioned for convenience, this delightful federation style weatherboard cottage is a standout opportunity for first home buyers, downsizers, and savvy investors alike.

Nestled on the preferred Taree West side and just 700m* from the town centre, this freshly tidied up home is full of character and ready to move into. With its great street appeal and neat presentation, you'll fall in love from the moment you arrive.

- Three bedrooms
- Two separate living areas plus sunroom (potential to be converted to 4th bedroom)
- Updated kitchen and bathroom
- New carpet, curtains and paint internally
- Air conditioning and ceiling fans
- Single carport and plenty of off street parking
- Corner block with options for dual access and space for extra sheds or garages
- Block size 613sqm*
- Just 700m* from town centre and 400m* to the River
- Estimated rental return \$500-520/week*

3  1  1 

FOR SALE

Price Guide \$490,000

AGENTS

Adam Stevenson
0409 607 967
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AGENCY

LJ Hooker Old Bar Beach
(02) 6553 7133

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**

Contact Adam Stevenson on 0409 607 967 to book a viewing.

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- Approximate areas, distances, times and estimates

MORE DETAILS

Property ID	NWXF6X
Property Type	House
Land Area	613 m2
Including	Council Rates \$3 700 approx per Annum

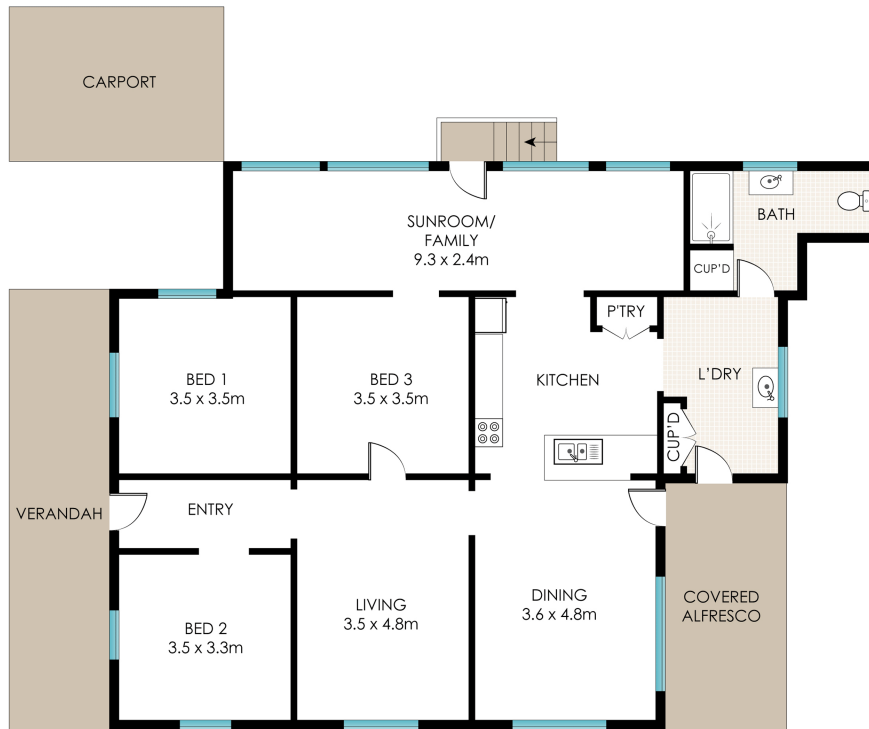
Adam Stevenson 0409 607 967

Director/Sales Agent/Licensee in Charge |
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120 ALBERT STREET, TAREE

Floor Plan measurements are approximate and are for illustrative purposes only.
Floor Plan by James Cause Photography jamescause.com

