



LJ Hooker



13 Melaleuca Place, Taree NSW

This floor plan including future measurements and dimensions are approximate and for illustrative purposes only.

Taree, 13 Melaleuca Place

Modern & Stylish Home at a More Affordable Price than Building

LJ Hooker Taree are proud to present this exceptionally tidy and modern brick home that is only 10 years old (approx.). Set in Melaleuca Place with eye catching street presence and neighboured by other quality houses, this property makes for a versatile buy whether it be for a young family, first home buyer, retiree or even a tidy rental investment.

A contemporary and spacious floor plan makes this home the perfect fit if you've been searching for a low maintenance and well-maintained property. Offering accessible ground floor entry on a level and generous size 899 sqm block.

An exceptional choice for the growing family or someone looking to downsize in style, the property enjoys bright open plan living with an effortless flow from the entry right through to the alfresco. Right at the heart of the home is where you will find the galley style kitchen, complete with island style bench to allow for interacting with guests and easy service to the

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For Sale
Offers Invited

View
ljhooker.com.au/1R85F7G

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Disclaimer: 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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(02) 6552 1133

adjoining dining zone.

Located in an attractive and sought after area of central Taree you can be assured that this promising location is a comfortable and well-established neighbourhood for you to call home. There's much to love about 13 Melaleuca Place Taree and here's why...

- Central open plan living area that accommodates a spacious lounge and meals area with easy access to the tiled alfresco through a set of dual glass sliding doors. Ceiling fans and reverse cycle air conditioning have been installed for comfort
- Excellently designed kitchen overlooks the dining zone and features a double sink, walk-in pantry, quality appliances including dishwasher and feature splashback to add dimension to the space
- Hardwearing and practical vinyl plank flooring in the main areas
- Three-way main bathroom is pleasing to the eye and boasts a statement vanity complete with above-mounted basin, shower and an indulgent deep-set bath tub
- Three comfortably sized bedrooms all with ceiling fans and built-in wardrobes. The master suite features a private ensuite bathroom
- Set at the back of the home is a tiled and covered patio (4.6m x 2.9m) that is perfect for outdoor dining or a lounge setting overlooking the backyard
- Equipped with solar panels to help reduce your energy bills and support a more sustainable lifestyle
- Level backyard is fenced for the security of your pets or kids. Total block size is a very generous 899.1 sqm
- Parking facilities include a double lock up garage offering internal access to the home and remote control door opener

An easy 1.3km walk to Club Taree RSL & Golf Club, 1.1km to Taree West Plaza with a welcoming grocer, bakery, and butcher, and just a short 2km commute to Manning Hospital, Aldi Supermarket and the CBD.

If you are looking for a newer style property but don't have the budget to build or time to wait, this modern property will appeal to those of you in search of space and style at a more reasonable price. Please join us at one of our upcoming open homes or contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for more information.

* Please note digital furniture used in the photography of this property.



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More About this Property

Property ID	1R85F7G
Property Type	House
Land Area	899.1 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Justin Atkins 0417 955 176

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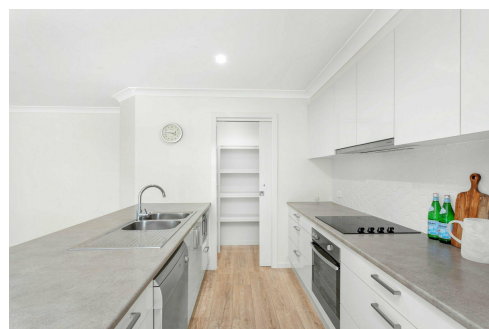
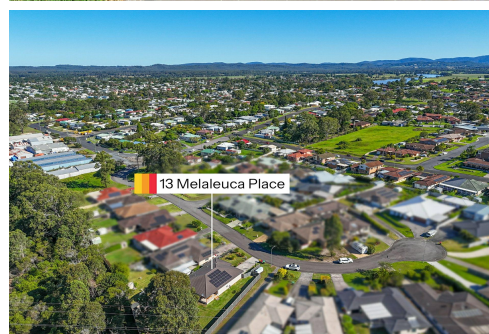
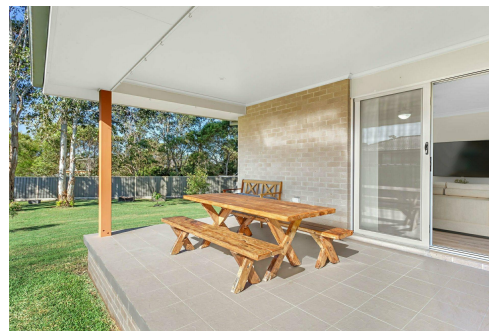
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