



13 Railway Street, Taree

3 1 3

## Flood Affected Opportunity - 3 Bedroom Brick Home on a 1012sqm Block

### FOR SALE

Price Guide \$299,000 - \$319,000

### AGENTS

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### AGENCY

LJ Hooker Taree  
(02) 6552 1133

Looking for your next renovation project or investment opportunity? Look no further than 13 Railway Street Taree, consisting of a three bedroom home on a generous 1012sqm block, located just moments from the heart of town.

This property offers:

- Three bedrooms, one bathroom, carport and double garage
- 1012sqm level block
- Expected rental return of \$420 - \$450 per week after renovations
- Flood affected, ready for an experienced buyer looking to renovate and add value

Location Benefits:

- 850m to the local Shopping Centres
- 1km to Taree CBD
- Within 1km of Taree High School & Taree Primary School
- 1.3km to Taree Train Station
- 1.5km to Manning Base Hospital

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.



With strong potential to create a good rental return and a central location close to schools, transport, and shopping, this property is an affordable opportunity for investors or renovators. For more information, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

Approximate Outgoings:  
Mid Coast Council \$774 per quarter

### MORE DETAILS

Property ID	1FUFF7G
Property Type	House
Land Area	1012 m2
Including	Toilets (1)
	Floorboards
	Secure Parking
	Fully Fenced

#### Justin Atkins 0417 955 176

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