



15 & 15A Wynter Street, Taree

## 1385sqm Dual-Income Opportunity | House + Modern Granny Flat Returning \$830/Week

Perfect for both comfortable living and smart investing, this outstanding council-approved dual occupancy property delivers a combined rental return of \$830 per week, with room for future growth. Ideally positioned near the CBD, schools, and local shopping, it presents a fantastic opportunity for investors or large extended families.

Set on a generous 1385sqm block, here's a closer look at what this exciting property has to offer...

### 15 Wynter Street - Main Residence

- A charming four-bedroom weatherboard home with new roof full of character, featuring high decorative ceilings, multiple living areas, and a wrap-around front verandah
- Lounge room with classic period features and air-conditioning
- Practical kitchen equipped with an upright stove, overhead shelves, and adjoining dining room

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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Kelly Sawyer  
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### AGENCY

LJ Hooker Taree  
(02) 6552 1133



- Sunroom located at the rear of the home, offering additional living space
- Combined bathroom and laundry with shower, toilet, and a separate storage room
- Additional bathroom with a combined shower and bathtub, plus a vanity
- Fully fenced rear yard providing privacy and safety, complemented by a carport for parking that includes convenient attached storage space for tools, garden equipment, or extra belongings
- Currently leased for \$450 per week - Lease Expired

15A Wynter Street - Granny Flat (Council Approved - Built 2019)

- Modern 6 year old self-contained, this two-bedroom granny flat is ideal for extended family, guests, or an additional income stream
- Private front timber deck
- Open plan living, dining, and kitchen area with ceiling fan and reverse cycle air-conditioning
- Two bedrooms, both with built-in wardrobes and ceiling fans
- Fully fenced yard with established gardens and hedges
- Carport for undercover parking
- Currently leased for \$380 per week - Lease Expiry November 2025

Prime Location:

- 700m to Manning River and boat ramp, perfect for outdoor and water enthusiasts
- 550m to Manning Mall Shopping Centre, local cafes, takeaway outlets, and essential services
- 650m to both Primary and High Schools, ideal for families

Ideal for investors seeking a strong return on investment, this versatile property offers a convenient location. Lease both or live in one dwelling while renting out the other, a smart way to balance lifestyle and income.

Whether you're looking to invest or make it your home, this is a great opportunity. Contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for further information or to arrange a private viewing.

- Mid Coast Council/Water Rates - \$1010 per quarter (approx.)

## MORE DETAILS

Property ID	1REDF7G
Property Type	House
Land Area	1385 m2
Including	Air Conditioning Toilets (2) Deck Built-in-Robes Fully Fenced Water Tank

**Justin Atkins 0417 955 176**

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