



15 Kanangra Drive, Taree

Dual-Income Opportunity | Three-Bedroom Home + One- Bedroom Granny Flat

Perfectly positioned for both lifestyle and investment, this exceptional dual-occupancy property is just 1.5km from the CBD, with local schools, shops and parks all close by. Offering outstanding versatility and the potential to generate a combined rental return of \$800 per week, it presents an ideal opportunity for investors or extended families seeking space, flexibility and convenience.

Main Residence:

- Fully fenced front yard offering privacy, complemented by a covered front porch
- A welcoming three-bedroom home featuring high ceilings and an abundance of natural light
- Plush carpet throughout, with a spacious lounge room featuring a ceiling fan, air conditioning and adjoining front sunroom
- Stylish, modern kitchen featuring sleek cabinetry, marble-look laminate benchtops, generous storage and a convenient eat-in dining area, dishwasher and freestanding stove
- A beautifully renovated bathroom featuring neutral-toned tiling, walk-in shower with wall niche and frameless glass, vanity with an

4 2 2

FOR SALE

\$660,000

VIEW

Sat 10th Oct @ 12:00PM - 12:30PM

AGENTS

Justin Atkins
0417 955 176
jatkings@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.



- above-counter basin and striking black fixtures
- Three well-appointed bedrooms with ceiling fans to two, plus an additional dedicated study
- Internal laundry room with the convenience of a second toilet
- A rear deck provides a seamless connection to the separate granny flat, with potential to enclose the space to create a more functional dual-occupancy tenant setup
- Estimated rent for the house is \$450 per week

Council Approved Granny Flat:

- A self-contained granny flat offering comfortable and practical accommodation, featuring a spacious open-plan living
- The living, dining and kitchen area features air conditioning and a ceiling fan for year-round comfort
- Well-equipped timber kitchen features ample bench space and integrated appliances
- The bedroom features built-in wardrobes and a ceiling fan for added comfort
- A practical bathroom offering floor-to-ceiling tiling, shower, toilet and vanity, with the added convenience of an adjoining laundry

The backyard features a lawn area, raised garden beds and established fruit trees, creating an inviting outdoor space. A paved courtyard extends from the rear verandahs, providing an ideal setting for outdoor entertaining. Completing the property is a double carport (8.8m x 5m), a workshop shed (9.9m x 5m) offering excellent space for storage, hobbies or projects, and the added benefit of a solar panel system on both the house and granny flat for improved energy efficiency.

Whether you're looking to expand your investment portfolio or secure a home with supplementary income, this property offers outstanding flexibility and convenience. With the option to live in one residence and lease the other, it presents an ideal opportunity for investors, multi-generational families or those seeking an additional income stream.

Don't miss your chance to secure this unique property. Contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for further information or to arrange a viewing.

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 1S4AF7G
Property Type House
Land Area 758 m2
Including Study
Air Conditioning
Toilets (3)
Dishwasher
Outdoor Entertaining
Workshop
Built-in-Robes
Secure Parking
Fully Fenced
Solar Panels

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

